

APN: 1320-32-703-019
Recording Requested and Mail To:

JENNIFER MAHE, ESQ.
MAHE LAW, LTD.
707 N. Minnesota Street, Suite D
Carson City, NV 89703



KAREN ELLISON, RECORDER

E07

Affiant's Address/Mail Tax Statements To:

Greg & Colleen Kriss
1127 Monterra Dr.
Minden, NV 89423

The party executing this document hereby affirms that this document submitted for recording does not contain the social security number of any person or persons pursuant to NRS 239B.230.

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made on Dec. 20, 2019, by and between CHARLES L. KRISS and JANICE M. KRISS, Trustees of the Kriss Family Trust and Mary 25, 2009, Grantors, and GREG KRISS and COLLEEN KRISS, husband and wife as joint tenants, Grantees,

WITNESSETH:

That the Grantors, in consideration of the sum of Ten and No/100 Dollars (\$10.00), lawful money of the United States, and other good and valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged, do by these presents grant, bargain, and sell to the Grantee, and to its successors and assigns, all of their interest in that certain lot, piece, or parcel of land situated in the County of Douglas, State of Nevada, and more particularly described as follows:

All that certain piece or parcel of land situate, lying and being in the Northeast 1/4 of the Southeast 1/4 of Section 32, T. 13 N., R. 20 E., M.D.B.&M., in the Town of Gardnerville, Douglas County, Nevada more particularly described as follows to wit:

BEGINNING at a point, the Southwest corner of the Parcel which point is thirty (30) feet Northeasterly measured at right angles, from the centerline of Nevada State Route 3, (U.S. 395), said POINT OF BEGINNING further described as bearing North 84°54' East, a distance of 39.05 feet from the so-called Mill Street Monument in said Town of Gardnerville, said Mill Street Monument bears South 29°03' West, a distance of 942.71 feet from the East Quarter Section of the above described Section 32; thence North 44°54' West, a distance of 152.00 feet to the Northwest corner of the Parcel; thence North 45°06' East, a distance of 175.12 feet to the Northeast corner of the Parcel; thence South 31°12' East, a distance of 16.78 feet to a point; thence South 44°54' East, a distance of 135.70 feet to a fence corner, the Southeast corner of the Parcel; thence South 45°06' West, and along a fence line, a distance of 171.15 feet to the POINT OF BEGINNING.

Except therefrom that portion of said land conveyed to the State of Nevada for highway purposes, in instrument recorded February 25, 1953, in Book A-1 of Deeds, page 394, Douglas County, Nevada Records.

Pursuant to NRS 111.312(6), this legal description was previously recorded with the Douglas County Recorder's Office on April 12, 2010, as Document No. 0761930.

TOGETHER WITH all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder or remainders, rents, issues, and profits thereof.

TO HAVE AND TO HOLD all and singular the premises, together with the appurtenances, unto the said Grantee and to its successors and assigns forever.

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IN WITNESS WHEREOF, the Grantors have executed this conveyance the day and year first above written.

Kriss Family Trust and Mary 25, 2009

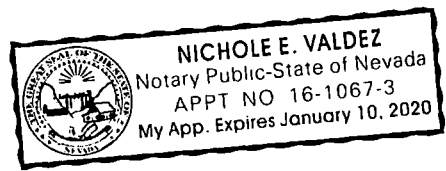
By: *Charles L. Kriss*
CHARLES L. KRISS, Trustee

By: *Janice M. Kriss*
JANICE M. KRISS, Trustee

STATE OF NEVADA)
 : ss.
CARSON CITY)

On December 20, 2019, personally appeared before me, a notary public, CHARLES L. KRISS and JANICE M. KRISS, personally known (or proved) to me to be the persons whose names are subscribed to the foregoing instrument, who acknowledged to me that they executed the foregoing Grant, Bargain and Sale Deed.

Nichole E. Valdez
NOTARY PUBLIC



STATE OF NEVADA
DECLARATION OF VALUE

- 1. Assessor Parcel Number(s)
a) 1320-32-703-019
b) _____
c) _____
d) _____

- 2. Type of Property:
a) Vacant Land b) Single Fam. Res.
c) Condo/Twnhse d) 2-4 Plex
e) Apt. Bldg f) Comm'l/Ind'l
g) Agricultural h) Mobile Home
i) Other _____

FOR RECORDERS OPTIONAL USE ONLY
BOOK _____ PAGE _____
DATE OF RECORDING: _____
NOTES: Trust OK BC

- 3. Total Value/Sales Price of Property: \$0.00
Deed in Lieu of Foreclosure Only (value of property) _____
Transfer Tax Value: _____
Real Property Transfer Tax Due: \$0.00

- 4. If Exemption Claimed:
a. Transfer Tax Exemption per NRS 375.090, Section # 7
b. Explain Reason for Exemption: Transfer from Trust (trust document provided)
W/D Consideration

5. Partial Interest: Percentage being transferred: 100.0%

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month.

Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature _____ Capacity Agent for Grantor

Signature _____ Capacity Agent for Grantee

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Print Name: Charles and Janice Kriss, Ttees
Address: 1127 Monterra Drive
City: Minden
State: NV Zip: 89423

Print Name: Greg and Colleen Kriss
Address: 1127 Monterra Drive
City: Minden
State: NV Zip: 89423

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Mahe Law, Ltd. Escrow # _____
Address: 707 N. Minnesota Street, Suite D
City: Carson City State: NV Zip: 89703

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)