

DOUGLAS COUNTY, NV **2020-942514**
RPTT:\$4286.10 Rec:\$40.00
\$4,326.10 Pgs=3 **02/20/2020 01:10 PM**
SIGNATURE TITLE - ZEPHYR COVE
KAREN ELLISON, RECORDER

APN: 1219-26-001-039

RECORDING REQUESTED BY:
SIGNATURE TITLE COMPANY LLC
212 ELKS POINT ROAD, SUITE 445, PO
BOX 10297
ZEPHYR COVE, NV 89448

**MAIL RECORDABLE DOCS AND
Tax Statements to:**
Rodney I Elliott
7937 Costa Mesa St
Ventura, CA 93004

ESCROW NO: 11000855-JML

RPTT \$4,286.10

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Bradley J. Fiene and Kyle L. Fiene, Trustees of The Fiene Revocable Living Trust created April 4, 2000

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell, and Convey to:

Rodney Lee Elliott and Ana I Elliott, husband and wife as community property with rights of survivorship

all that real property situated in the City of Gardnerville, County of Douglas, State of Nevada, described as follows:


SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

The Fiene Revocable Living Trust created April 4,
2000



Bradley J Fiene, Trustee



Kyle L. Fiene, Trustee

STATE OF NEVADA }
COUNTY OF Douglas } ss:

This instrument was acknowledged before me on 02/18/2020

by BRADLEY J. FIENE AND KYLE L. FIENE



Notary Public (seal)

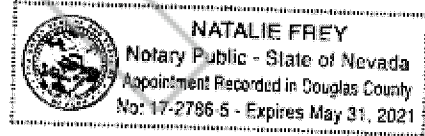


EXHIBIT A
Legal Description

That portion of the North ½ of Section 26, Township 12 North, Range 19 East, M.D.B. & M. in the County of Douglas, State of Nevada being more particularly described as follows:

Beginning at the Southeasterly corner of Lot 3 of the Amended Record of Survey for Jerald R. Jackson, recorded in Book 0501 at Page 9960 as Document No. 515523 of the Official Records of said Douglas County; thence Westerly along the Southerly line of said Lot 3, South 75°17'05" West, 510.42 feet to the Southwesterly corner of said Lot 3; thence Northerly along the Westerly Line of said Lot 3, North 26°18'40" West, 146.49 feet; thence North 69°10'12" East, 388.15 feet; thence North 66°04'54" East, 113.72 feet to a point on the Westerly right-of-way line of Foothill Road (State Route 206); thence Southerly along said right-of-way line South 26°18'40" East, 207.26 feet to the point of Beginning.

Reference is further made to Parcel 3A on Record of Survey for the Jerald R. Jackson Trust, et al, filed for record in the office of the County Recorder of Douglas County, State of Nevada on August 15, 2002, Book 802., Page 4320, Document No. 549527.

NOTE: Pursuant to NRS Section 111.312, the above Legal Description is the same property conveyed in Document No. 748817, Recorded August 12, 2009 in Book 809, Page 2868, Official Records of Douglas County, State of Nevada.

APN: 1219-26-001-039

STATE OF NEVADA DECLARATION OF VALUE FORM

- 1. Assessor Parcel Number(s)
 - a. 1219-26-001-039
 - 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'/Ind'l
 - g. Agricultural
 - h. Mobile Home
 - i. Other

FOR RECORDERS OPTIONAL USE ONLY	
Book	Page
Date of Recording:	
Notes:	

- 3. a. Total Value/Sales Price of Property: **\$ 1,099,000.00**
- b. Deed in Lieu of Foreclosure Only (value of property) **\$**
- c. Transfer Tax Value **\$ 1,099,000.00**
- d. Real Property Transfer Tax Due: **\$ 4,286.10**

- 4. **If Exemption Claimed**
 - a. Transfer Tax Exemption, per NRS 375.090, Section
 - b. Explain Reason for Exemption:

5. Partial Interest: Percentage being transferred: _____ %

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	<u>Grantor</u>
Signature		Capacity	<u>Grantee</u>

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: The Fiene Revocable Living Trust created April 4, 2000
 Address: 542 Foothill Rd
 City: Gardnerville
 State: NV Zip: 89410

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Rodney I Elliott and Ana I Elliott
 Address: 7937 Costa Mesa St
 City: Ventura
 State: Ca Zip: 93004

COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)

Print Name: Signature Title Company LLC Escrow No.: 11000855-110-JML
 Address: 212 Elks Point Road, Suite 445, PO Box 10297
 City, State, Zip: Zephyr Cove, NV 89448

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED