

APN 1420-19-101-022

GRANTEE:

Tommy A. Rader, Trustee
Morrison-Rader 2008 Family Trust
3156 Hobo Hot Springs Road
Minden, NV 89423-9609


**RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:**

Steven E. Tackes, Esq.
Kaempfer Crowell
510 West Fourth Street
Carson City, NV 89703

MAIL TAX STATEMENTS TO:

Tommy A. Rader, Trustee
Morrison-Rader 2008 Family Trust
3156 Hobo Hot Springs Road
Minden, NV 89423-9609

I affirm that this document submitted for recording does not contain the social security number of any person or persons. (Per NRS 239B.030).



Tommy A. Rader

GRANT, BARGAIN, AND SALE DEED

THIS INDENTURE made this 20 day of February, 2020, between TOMMY A. RADER, as Grantor and Party of the First Part; and TOMMY A. RADER, Trustee of the MORRISON-RADER 2008 FAMILY TRUST dated April 25, 2008, as Grantee and Party of the Second Part.

WITNESSETH:

That the said Party of the First Part, for no consideration, does by these presents Grant, Bargain, Sell, and Convey unto the said Party of the Second Part, as aforesaid, the following described certain real property and improvements situated in the County of Douglas, State of Nevada, and more particularly described as follows:

PARCEL B, AS SET FORTH ON PARCEL MAP FOR CHARLES W. MURPHY, ET. UX FILED FOR RECORD OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON MAY 14, 1979, IN BOOK 579, PAGE 759, AND DOCUMENT NO. 32393.

Subject To: Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any.

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

Also known as 3156 Hobo Hot Springs Road, Minden, NV 89423-9609; APN 1420-19-101-022.

IN WITNESS WHEREOF, the Party of the First Part has caused this conveyance to be executed the day and year hereinabove first written.



TOMMY A. RADER, Grantor

ACKNOWLEDGMENT

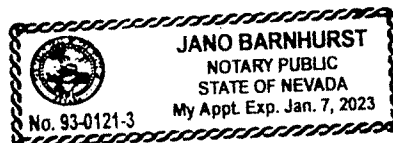
STATE OF NEVADA }
CARSON CITY } ss.

On this 20 day of February, 2020, before me, the undersigned, a Notary Public, personally appeared TOMMY A. RADER known to me to be the person described herein, who executed the foregoing Grant, Bargain and Sale Deed as Grantor, and he acknowledged to me that he executed the same, freely and voluntarily, and for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year hereinabove written.



NOTARY PUBLIC (SEAL)



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 1420-19-101-022
- 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
- Other _____

FOR RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: 2/21/20 ~Trust Ok A.B.	

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 without consideration to or from a trust

5. Partial Interest: Percentage being transferred: 100 %

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 Tommy A. Rader Capacity Grantor
Signature _____ Capacity _____

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

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

Print Name: Tommy A. Rader
Address: 3156 Hobo Hot Springs Road
City: Minden
State: NV Zip: 89423

Print Name: Tommy A. Rader, Trustee
Morrison-Rader 2008 Family Trust dated April 25, 2008
Address: 3156 Hobo Hot Springs Road
City: Minden
State: NV Zip: 89423

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Print Name: Kaempfer Crowell Law Firm Escrow #: _____
Address: 510 West Fourth St.
City: Carson City State: NV Zip: 89703