

Assessor's Parcel Number: 1220-24-201-015

Recording Requested by:
Nancy Rey Jackson, Ltd.
1591 Mono Avenue
Minden, NV 89423



KAREN ELLISON, RECORDER E07

Grantors' Address is:
Freda J. Garrett
1830 Colt Lane
Gardnerville, NV 89410

GRANT BARGAIN AND SALE DEED

For valuable consideration, receipt of which is hereby acknowledged, Grantor **Freda J. Garrett**, Surviving Grantor of the **GARRETT FAMILY TRUST**, does hereby Grant, Bargain, Sell and Convey to Freda J. Garrett, Trustee of the **GARRETT FAMILY TRUST**, dated February 26, 1998, and to the successor trustees of the Trust forever, all right, title and interest in the real property commonly known as 1830 Colt Lane, Gardnerville, in the County of Douglas, State of Nevada, and more particularly described as:

See Legal Description attached hereto as EXHIBIT A

Together with all and singular the tenements, hereditaments, appurtenances and improvements, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

THE UNDERSIGNED HEREBY AFFIRM THAT THIS DOCUMENT SUBMITTED FOR RECORDING DOES NOT CONTAIN A SOCIAL SECURITY NUMBER. NRS 239B.030

Dated: April 30, 2020

F J Garrett

FREDA J. GARRETT,
Surviving Grantor and Trustee

STATE OF NEVADA)
COUNTY OF DOUGLAS)

This instrument was acknowledged before me, the undersigned Notary Public for the State of Nevada, on April 30, 2020, by FREDA J. GARRETT.



Nancy Rey Jackson

Notary Public

EXHIBIT A

**LEGAL DESCRIPTION
APN: 1220-24-201-015**

All that portion of the Southwest quarter of the Northwest quarter of Section 24, Township 12 North, Range 20 East, M.D.B.&M., more particularly described as follows:

Commencing at the Southeast corner of Parcel 4 as shown on the HILLTOP PARCEL MAP, lot 30, RUHENSTROTH RANCHOS, Document No.13397, a point on the Northerly right-of-way of Colt Lane, also the point of beginning; thence North 145.32 feet; thence South $79^{\circ} 06'59''$ East 165.99; thence East 147.00 feet; thence South 133.97; thence West 272.58 feet along the Northerly right-of-way of Colt Lane; thence along the arc of a curve to the left having a radius of 45.00 feet, delta of $56^{\circ} 15'04''$, and an arc length of 44.18 feet to the point of beginning.

Per NRS 111.312, this legal description was previously recorded as Document No. 0433911, Book 0398, Page 0424, on March 3, 1998.

Being the same parcel conveyed to Grantor by virtue of a Grant Deed recorded on March 23, 2016 as Document No. 2016-878502, in the Official Records of the Douglas County Recorder, State of Nevada.

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1220-24-201-015
 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: <u>Verified Trust</u>	

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

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: _____ %

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 Nancy Rey Jackson Capacity Grantor's Attorney
 Signature _____ Capacity Grantor

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Freeda J. GARRETT
 Address: 1830 Colt Lane
 City: Gardnerville,
 State: NV Zip: 89410

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: _____
 Address: Same
 City: _____
 State: _____ Zip: _____

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

Print Name: Nancy Rey Jackson, Ltd. Escrow # _____ Tel. No. (775) 782-4611
 Address: 1591 Mono Avenue
 City: Minden State: NV Zip: 89423

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