

DOUGLAS COUNTY, NV
RPTT:\$1014.00 Rec:\$40.00
\$1,054.00 Pgs=3
2020-947524
06/11/2020 02:35 PM
FIRST CENTENNIAL - RENO (MAIN OFFICE)
KAREN ELLISON, RECORDER

APN: 1219-14-001-010
R.P.T.T.: \$1,014.00
Escrow No.: 20003628-DR
When Recorded Return To:
Trish Hall Realty, Inc.
949 Tahoe Keys Blvd
South Lake Tahoe, CA 96150

Mail Tax Statements to:
Trish Hall Realty, Inc.
949 Tahoe Keys Blvd
South Lake Tahoe, CA 96150

SPACE ABOVE FOR RECORDER'S USE

GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Ron Mitchell and Ginger Mitchell, husband and wife, as joint tenants with right of survivorship

do(es) hereby Grant, Bargain, Sell and Convey to

Trish Hall Realty, Inc., a Nevada Corporation

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

A portion of the Northeast one-quarter (NE ¼) of Section 14, Township 12 North, Range 19 East, Mount Diablo Baseline and Meridian, Douglas County, Nevada, described as follows:

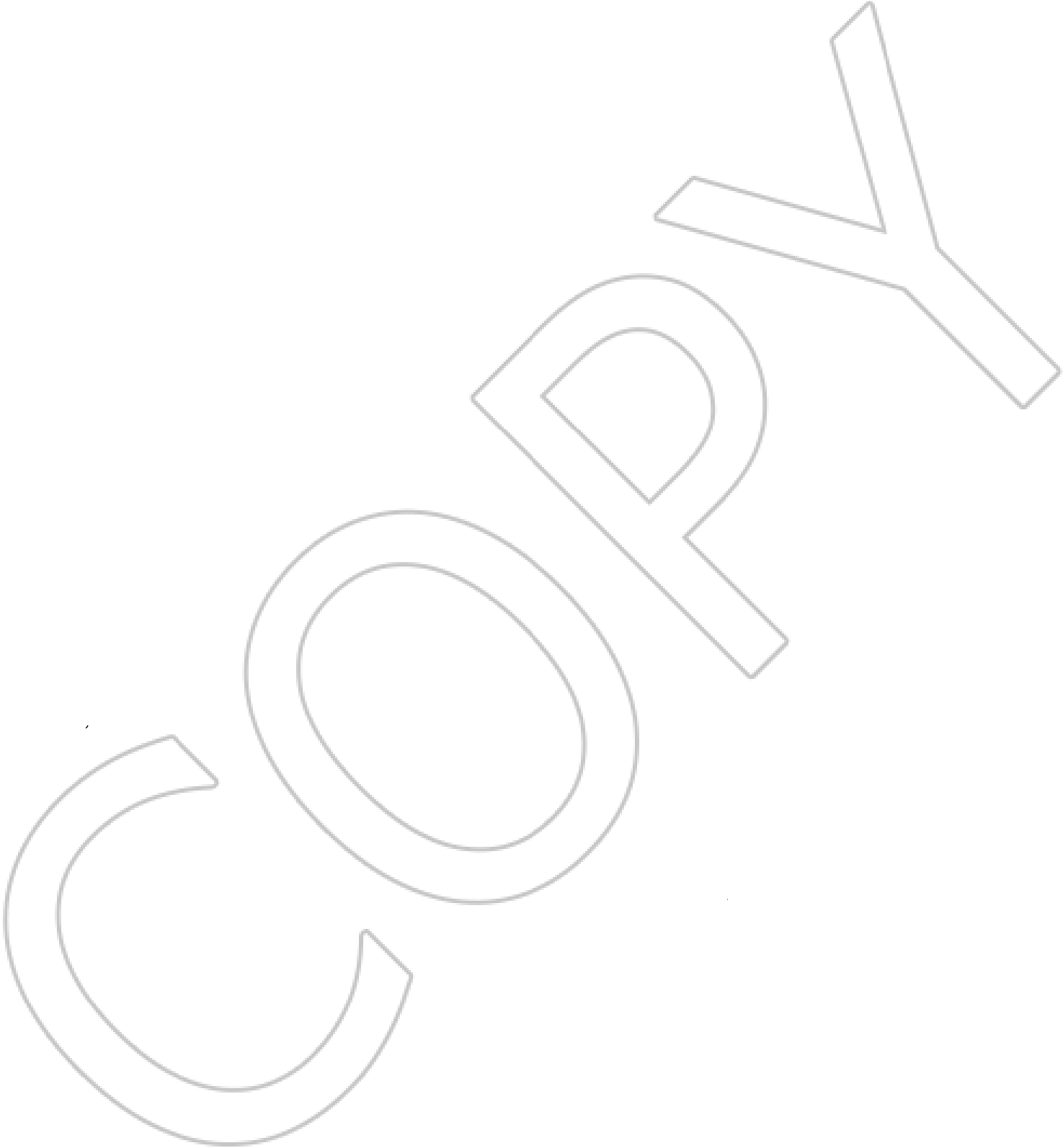
Commencing at the North one-quarter (N ¼) corner of said Section 14, as set forth on that certain Record of Survey for the "Run Around Ranch", that was filed for record in the office of the County Recorder of Douglas County, Nevada, on the 7th day of March, 1973, in Book 373, Page 133, as Document No. 64581; thence South 00°08'39" West, 33.00 feet; thence South 89°52'00" East, 1234.20 feet; thence South 11°37'30" East, 1281.09 feet; thence South 09°55'55" East, 1376.83 feet; thence North 89°52'46" West, 405.00 feet to the Point of Beginning which is also the Southeast corner of Parcel D; thence continuing North 89°52'46" West, 304.70 feet; thence North 28°32'00" West, 585.00 feet; thence North 41°00'00" West, 225.62 feet; thence North 57°12'27" East, 754.53 feet; thence South 05°06'52" East, 1097.89 feet to the Point of Beginning.

The above described land is also depicted as Parcel D, on the Record of Survey for "Run Around Ranch", filed in the office of the Douglas County Recorder on March 7, 1973, s File No. 64581.

Subject to all easements, right of ways, and also subject to and together with a road easement, as shown on that certain Record of Survey for the "Run Around Ranch", as recorded in Douglas County, Nevada, on the 7th day of March, 1973, in Book 373, at Page 133, as Document No. 64581.

Note: the above legal description previously appeared in Deed, recorded March 17, 1987, in Book 387, Page 1506, as Document No. 151500, of Official Records.

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



Dated this 9th day of June, 2020.

Ron Mitchell
Ron Mitchell

Ginger Mitchell
Ginger Mitchell

STATE OF NEVADA

^{KT}
COUNTY OF Carson City

This instrument was acknowledged before me on this 9th day of June, 2020, by Ron Mitchell and Ginger Mitchell.

Kris Thorson
Notary Public



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1219-14-001-010
 b) _____
 c) _____
 d) _____

2. Type of Property:
 a) Vacant Land b) Sgl. Fam. Residence
 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	
Document/Instrument No.:	_____
Book _____	Page _____
Date of Recording:	_____
Notes:	_____

3. a. Total Value/Sale Price of Property: \$260,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)
 c. Transfer Tax Value: \$260,000.00
 d. Real Property Transfer Tax Due: \$1,014.00

4. **IF EXEMPTION CLAIMED:**
 a. Transfer Tax Exemption, per NRS 375.090, Section: _____
 b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage Being Transferred: 100.00%

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 the 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: *[Signature]* Capacity: _____ Grantor
 Signature _____ Capacity: _____ Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Ron Mitchell and Ginger Mitchell
 Address: PO Box 5607
 City: Stateline
 State: NV Zip: 89449

Print Name: Trish Hall Realty, Inc.
 Address: Run Around Ranch
 City: Gardnerville
 State: Nevada Zip: 89410

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

Print Name: First Centennial Title Company of Nevada Esc. #: 20003628-DR
 Address: 896 W Nye Ln., Suite 104
 City: Carson City State: NV Zip: 89703

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED