

APN: 1219-10-002-042

RECORDING REQUESTED BY:
SIGNATURE TITLE COMPANY LLC
1664 US HWY 395 NORTH, SUITE 105
MINDEN, NV 89423



KAREN ELLISON, RECORDER

**MAIL RECORDABLE DOCS AND
Tax Statements to:**
Theodore Rich
1632 Belarra Dr
Minden, NV 89423

ESCROW NO: 44000076-NF4

RPTT \$3,880.50

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Helen E. Keller and Susan J. Miller, Co-Trustees of the Keller Family Trust U/D/T September 16, 2005**

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

Theodore Rich, an unmarried man

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.

THIS DOCUMENT SIGNED IN COUNTERPART AND TO BE DEEMED AS ONE

Helen E. Keller and Susan J. Miller, Co-Trustees of
the Keller Family Trust U/D/T September 16, 2005

Helen E. Keller Trustee
Helen E. Keller, Co-Trustee

Susan J. Miller, Co-Trustee

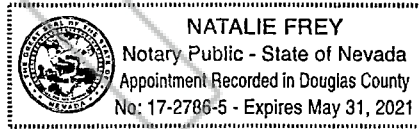
STATE OF NEVADA
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on 09/03/2020

by HELEN E. KELLER

Natalie Frey (seal)
Notary Public



Helen E. Keller and Susan J. Miller, Co-Trustees of
the Keller Family Trust U/D/T September 16, 2005

Helen E. Keller, Co-Trustee

Susan J. Miller
Susan J. Miller, Co-Trustee

STATE OF Maryland } ss:
COUNTY OF Saint Marie

This instrument was acknowledged before me on 9-3-20

by Susan J. Miller

Mary Beth Katz (seal)
Notary Public



EXHIBIT A
Legal Description

Lot 15, Block A, of Sierra Rancho Estates No. 2, files in the Office of the Douglas County Recorder's Office on May 17, 1985, in Book 585, Page 1534, Document No. 117513 of Official Records.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY:

A parcel of land located within a portion of the Southwest $\frac{1}{4}$ of Section 10, Township 12 North, Range 19 East, M.D.B.&M., Douglas County, Nevada described as follows:

Commencing at the Southeasterly corner of Lot 14 of Sierra Rancho Estates Subdivision, Unit 2 as shown on the Official Plat as recorded in Book 585, Page 1534, Douglas County, Nevada Recorders Office, said corner also being a common corner of Lot 15 and a point on the Westerly line of Lot 13 as same subdivision, said point is the TRUE POINT OF BEGINNING, thence South $00^{\circ}, 15', 00''$ West, 124.23 feet; thence South $85^{\circ}, 00', 00''$ West, 30.13 feet; thence North $00^{\circ}, 15', 00''$ East, 126.99 feet; thence North $89^{\circ}, 45', 00''$ East, 30.00 feet to the POINT OF BEGINNING.

The above described in boundary line adjustment recorded February 26, 1990 in Book 290 at Page 3726, as Document No. 221064.

Per NRS 111.312, this legal description was previously recorded at Document No. 0437750, Book No. 0498, Page No. 3803, on April 21, 1998, date of recording.

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**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a. 1219-10-002-042
 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: _____	

3. a. Total Value/Sales Price of Property: \$ 995,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) \$ _____
 c. Transfer Tax Value \$ 995,000.00
 d. Real Property Transfer Tax Due: \$ 3,880.50

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 %

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 [Handwritten Signature] Capacity E. Officer
 Signature _____ Capacity _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**
 Print Name: Helen E. Keller and Susan J. Miller,
 Co-Trustees of the Keller Family Trust U/D/T
 September 16, 2005
 Address: 15265 Rosina Place
 City: Waldorf
 State: MD Zip: 20601

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**
 Print Name: Theodore Rich
 Address: 1632 Belarra Dr
 City: Minden
 State: NV Zip: 89423

COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)
 Print Name: Signature Title Company LLC Escrow No.: 44000076-440-NF4
 Address: 1664 US Hwy 395 North, Suite 105
 City, State, Zip: Minden, NV 89423

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED