

DOUGLAS COUNTY, NV **2020-955859**  
RPTT:\$3022.50 Rec:\$40.00  
\$3,062.50 Pgs=3 11/05/2020 12:18 PM  
TICOR TITLE - GARDNERVILLE  
KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO:  
Timothy Andrew Pegram, Trustee of the Jacob M.  
Pegram Irrevocable Trust.  
1627 Hwy 395  
Minden, NV 89423

MAIL TAX STATEMENTS TO:  
Same as above

Escrow No. 2006656-RLT

The undersigned hereby affirms that this document  
submitted for recording does not contain the social  
security number of any person or persons.  
(Pursuant to NRS 239b.030)

APN No.: 1320-31-000-017  
R.P.T.T. \$3,022.50

SPACE ABOVE FOR RECORDER'S USE ONLY

### GRANT, BARGAIN, SALE DEED

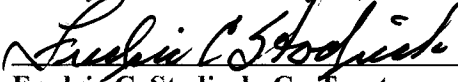
**THIS INDENTURE WITNESSETH:** That Fredric C. Stodieck and Betty Jane Stodieck, Co-Trustees  
of The F. Stodieck Family Revocable Trust dated May 16, 2006


**FOR A VALUABLE CONSIDERATION,** receipt of which is hereby acknowledged, do/does hereby  
Grant, Bargain, Sell and Convey to Timothy Andrew Pegram, Trustee of the Jacob M. Pegram  
Irrevocable Trust.

**all that real property situated in the County of Douglas, State of Nevada, described as follows:**  
**SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF**

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

Fredric C. Stodieck and Betty Jane  
Stodieck, Co-Trustees of The F. Stodieck  
Family Trust dated May 16, 2006

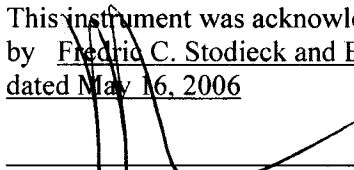
  
Fredric C. Stodieck, Co-Trustee

  
Betty Jane Stodieck, Co-Trustee

STATE OF NEVADA  
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on , 10/21/2020  
by Fredric C. Stodieck and Betty Jane Stodieck, Co-Trustees of The F. Stodieck Family Trust  
dated May 16, 2006

  
NOTARY PUBLIC

This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow  
No. 02006656.



Escrow No. 2006656-RLT

**EXHIBIT A  
LEGAL DESCRIPTION**

All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

The South 1/2 of Southeast 1/4 of Section 31 in Township 13 North, Range 20 East, M.D.B. & M.

EXCEPTING THEREFROM that portion of above described land lying within the boundaries of the County Road running through the center of Section 31.

FURTHER EXCEPTING THEREFROM all that portion of said premises conveyed to Duane E. Mack in Deed recorded February 16, 1933 in Book T of Deeds, at Page 408, Douglas County, Nevada records.

And Further Excepting therefrom that portion of said land lying within the ordinary high water line of this East Fork of the Carson River.

APN: 1320-31-000-017

Note: Document No. 2017-904253 is provided pursuant to the requirements of Section 6.NRS 111.312.

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a. 1320-31-000-017  
 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: \$ 775,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_  
 c. Transfer Tax Value \$ 775,000.00  
 d. Real Property Transfer Tax Due: \$ 3,022.50

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

5. Partial Interest: Percentage being transferred: \_\_\_\_\_ %

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 Fredrick C Stodieck Capacity grtr  
 Signature Betty J Stodieck Capacity grnt

**SELLER (GRANTOR) INFORMATION**

(REQUIRED)

Print Name: Fredrick C. Stodieck and Betty Jane Stodieck, Co-Trustees of The F. Stodieck Family Trust dated May 16, 2006

Address: PO Box 65  
 City: Minden  
 State: Zip: NV 89423

**BUYER (GRANTEE) INFORMATION**

(REQUIRED)

Print Name: Timothy Andrew Pagan Trustee of the Jacob M. Pegram Irrevocable Trust.

Address: 1427 Hwy 395 N.  
 City: Minden  
 State: Zip: NV 89423

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

Print Name: Ticor Title of Nevada, Inc. Escrow No.: 02006656-020-RLT  
 Address: 1483 US Highway 395 N, Suite B  
 City, State, Zip: Gardnerville, NV 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED