

APN: 1220-10-301-010

RECORDING REQUESTED BY:

FIRST AMERICAN TITLE CO.

File No. 143-2604827 MK

R.P.T.T. \$ 2437.50

AFTER RECORDATION, RETURN BY MAIL TO:

*Tamara Richardson
1454 Kerry Court
Gardnerville NV 89460*

SPACE ABOVE THIS LINE FOR RECORDER'S USE

LIMITED (SPECIAL) WARRANTY DEED

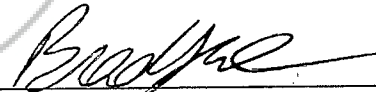
THIS INDENTURE WITNESSETH: On this 13 day of November, 2020, NATIONAL CHRISTIAN FOUNDATION REAL PROPERTY, INC., a foreign non-profit corporation, does hereby Convey to TAMARA RICHARDSON, an unmarried woman, and to the heirs and assigns of such Grantee forever, its interest in all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.


Subject to Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any. TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the Premises belonging or in any way incident or appertaining, including, but not limited to, all improvements of any nature located on the Premises and all easements and rights-of-way appurtenant to the Premises. TO HAVE AND TO HOLD all and singular the Premises unto Grantee and Grantee's heirs successors and assigns forever.

And, SUBJECT TO the matters set forth above, Grantor does hereby bind Grantor and Grantor's heirs, successors and assigns, executors, administrators and other lawful representatives, to warrant and forever defend all and singular the Premises unto Grantee and Grantee's heirs, successors and assigns against Grantor and Grantor's successors lawfully claiming, or to claim, the same or any part thereof but no others..

IN WITNESS WHEREOF, the said first party has signed and sealed these presents the day and year first above written.


Bradley Orr, President

STATE OF GEORGIA)
) ss.
COUNTY OF FULTON)


MICHELE TERRY SHIVELY

This instrument was acknowledged before me on the 13 day of November, 2020, by Jo Ann Benefield
Bradley Orr



Michele J. Shively
Notary Public



EXHIBIT 'A'

PARCEL I:

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 12 NORTH, RANGE 20 EAST, M.D.B. & M., BEING FURTHER DESCRIBED AS FOLLOWS:

PARCEL 3 AS SHOWN UPON THAT CERTAIN PARCEL MAP RECORDED MARCH 25, 1975, IN BOOK 375, PAGE 638, DOCUMENT NO. 78991, OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA.

PARCEL II:

TOGETHER WITH A NON-EXCLUSIVE ACCESS EASEMENT FOR ROADWAY PURPOSES AND INGRESS AND EGRESS AS CREATED IN THOSE CERTAIN ROADWAY AGREEMENTS ENTERED INTO BY AND BETWEEN C.E. SWIFT, ET AL, RECORDED DECEMBER 28, 1961, IN BOOK 10, PAGE 17, AND ALSO RECORDED JANUARY 14, 1964, IN BOOK 21, PAGE 394, BOTH RESPECTIVELY OF OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

OVER A STRIP OF LAND 40 FEET IN WIDTH, BEING 20 FEET ON EACH SIDE OF A CENTERLINE DESCRIBED AS FOLLOWS:

COMMENCING AT THE SECTION CORNER COMMON TO SECTION 9, 10, 15, AND 16, IN SECTION 10, TOWNSHIP 12 NORTH, RANGE 20 EAST, M.D.B. & M., THENCE NORTH 89 DEGREES 48 MINUTES EAST, A DISTANCE OF 1316.75 FEET TO THE POINT OF BEGINNING; THENCE NORTH 11 DEGREES 33 MINUTES 51 SECONDS EAST, 1829.64 FEET; THENCE NORTH 31 DEGREES 26 MINUTES 09 SECONDS WEST, 29.68 FEET; THENCE NORTH 11 DEGREES 33 MINUTES 51 SECONDS EAST, 100 FEET TO THE NORTHERN TERMINUS THEREOF. THE NORTHERN TERMINUS OF SAID 40 FOOT ROADWAY BEING A CURVE WITH A RADIUS OF 50 FEET BEARING NORTH 11 DEGREES 33 MINUTES 51 SECONDS EAST, THROUGH A CENTRAL ANGLE OF 46 DEGREES 51 MINUTES AN ARC DISTANCE OF 40.36 FEET.

NOTE: THE ABOVE METES AND BOUND DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED DECEMBER 05, 1994, IN BOOK 1294, PAGE 803, AS INSTRUMENT NO. 352052.

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**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
a) 1220-10-301-010
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	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a) Total Value/Sales Price of Property: \$625,000.00
b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
c) Transfer Tax Value: \$625,000.00
d) Real Property Transfer Tax Due \$2,437.50

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 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: [Signature] Capacity: Agent
Signature: _____ Capacity: _____

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

Print Name: National Christian Foundation
Address: PO BOX 524
City: Alpharetta
State: GA Zip: 30009

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

Print Name: Tamara Richardson
Address: 1454 Kerry Court
City: Gardnerville
State: NV Zip: 89460

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

First American Title Insurance
Print Name: Company File Number: 143-2604827 mk/ ks
Address 1663 US Highway 395, Suite 101
City: Minden State: NV Zip: 89423

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