

DOUGLAS COUNTY, NV **2020-957172**
RPTT:\$8775.00 Rec:\$40.00
\$8,815.00 Pgs=4 11/25/2020 03:48 PM
ETRCO
KAREN ELLISON, RECORDER

APN# : 1318-23-602-004

RPTT: \$8,775.00

Recording Requested By:

Western Title Company

Escrow No.: 120898-WLD

When Recorded Mail To:

Brandon Burr and Casandra
Nielsen

P.O. Box 3525
Stateline, NV 89449

Mail Tax Statements to: (deeds only)
Same as Above

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons.
(Per NRS 239B.030)

Signature

Wendy Dunbar
Wendy Dunbar Escrow Officer

Grant, Bargain, and Sale Deed

This page added to provide additional information required by NRS 111.312
(additional recording fee applies)

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Roger Regan Arnaud, Trustee of the Roger Regan Arnaud Revocable Living Trust, dated March 4, 1996, a 50% interest and Sheila M. Arnaud, Trustee of the Sheila M. Arnaud Revocable Living Trust, dated March 7, 1996, a 50% interest

do(es) hereby GRANT(s) BARGAIN SELL and CONVEY to

Brandon Burr, an unmarried man and Casandra Nielsen, an unmarried woman as joint tenants

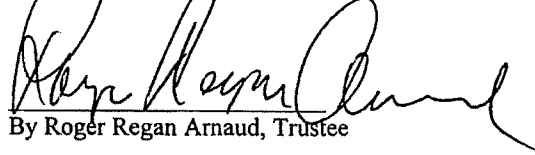
and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Stateline, County of Douglas State of Nevada bounded and described as follows:

See attached Exhibit A

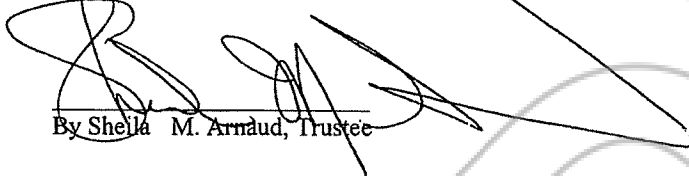
TOGETHER with all tenements, hereditaments and appurtenances, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: 11/11/2020

The Roger Regan Arnaud Revocable Living Trust, dated March 4, 1996


By Roger Regan Arnaud, Trustee

The Sheila M. Arnaud Revocable Living Trust, dated March 7, 1996


By Sheila M. Arnaud, Trustee

STATE OF Nevada

COUNTY OF Douglas

} ss

This instrument was acknowledged before me on
November 23, 2020 By Roger Regan Arnaud and
Sheila M. Arnaud.

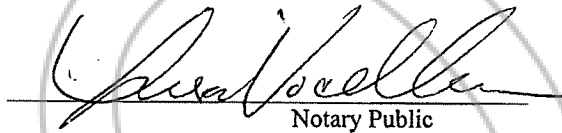

Notary Public



EXHIBIT "A"

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

All that certain lot, piece or parcel of land situate, lying and being a portion of the Southeast 1/4 of the Northeast 1/4 of Section 23, Township 13 North, Range 18 East, M.D.B.&M., more particularly described as follows:

Parcel 1:

Commencing at the Easterly end of the centerline of Summit Drive as shown on the map of Lakewood Knolls Annex Subdivision as of record Official Records of Douglas County, Nevada; thence South 00°06'47" East, 3.94 feet; thence South 89°39'34" East, 132.00 feet to the True Point of Beginning; thence continuing South 89°39'34" East 325.00 feet; thence South 00°20'26" West, 66.00 feet; thence South 31°12'36" West 79.00 feet; thence North 89°39'34" West 213.00 feet; thence North 49°24'31" West 44.60 feet; thence North 89°39'34" West 37.00 feet; thence North 00°06'47" East 105.00 feet to the Point of Beginning.

Parcel 2:

That certain green belt easement for unobstructed view and non-obstruction of light and air set forth in that easement agreement executed by Hilmer Cannon Nelson, et ux, filed for record in the office of the Douglas County Recorder, State of Nevada, on June 29, 1973 in Book 673, Page 1268 as Document No. 67242, Official Records.

NOTE: The above metes and bounds description appeared previously in that certain deed recorded in the office of the County Recorder of Douglas County, Nevada on October 29, 2019, as Document No. 2019-937318 of Official Records.

Assessor's Parcel Number(s):
1318-23-602-004

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)

a) 1318-23-602-004

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 _____

<p>FOR RECORDERS OPTIONAL USE ONLY</p> <p>NOTES: _____</p> <p>_____</p>
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3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property)
Transfer Tax Value:
Real Property Transfer Tax Due:

\$2,250,000.00

\$2,250,000.00

\$8,775.00

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%

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 disallowance of any claimed exception, 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: _____ Capacity Grantor
Signature: _____ Capacity Grantor

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Roger Regan Arnaud, Trustee of the Roger Regan Arnaud Revocable Living Trust, dated March 4, 1996, a 50% interest and Sheila M. Arnaud, Trustee of the Sheila M. Arnaud Revocable Living Trust, dated March 7, 1996, a 50% interest

Address: P.O. Box 2703
City: Stateline
State: NV Zip: 89449

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Brandon Burr and Casandra Nielsen

Address: P.O. Box 3525
City: Stateline
State: NV Zip: 89449

COMPANY/PERSON REQUESTING RECORDING
(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Western Title Company, LLC Esc. #: 120898-WLD
Address: Douglas Office
1362 Highway 395, Ste. 109
City/State/Zip: Gardnerville, NV 89410