

DOUGLAS COUNTY, NV **2020-958014**  
RPTT:\$1365.00 Rec:\$40.00  
\$1,405.00 Pgs=3 12/11/2020 01:39 PM  
TICOR TITLE - GARDNERVILLE  
KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO:  
Austin Royal Dudley  
1327 Wilson Circle  
Gardnerville, NV 89410

MAIL TAX STATEMENTS TO:  
Same as above

Escrow No. 2008689-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.: 1320-32-715-004  
R.P.T.T. \$1,365.00

SPACE ABOVE FOR RECORDER'S USE ONLY

### **GRANT, BARGAIN, SALE DEED**

**THIS INDENTURE WITNESSETH: That Christine A. Henricksen, Trustee of the Henricksen Family Trust U/D/T dated April 23, 2003**

**FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Austin Royal Dudley , an unmarried man**

**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.**

Christine A. Henricksen, Trustee of the  
Henricksen Family Trust U/D/T dated  
April 23, 2003

  
Christine A. Henricksen, Trustee

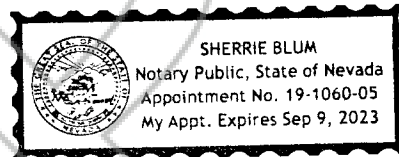
STATE OF NEVADA  
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on , December 7, 2020  
by Christine A. Henricksen, Trustee of the Henricksen Family Trust U/D/T dated April 23, 2003

  
NOTARY PUBLIC

This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow  
No. 02008689.



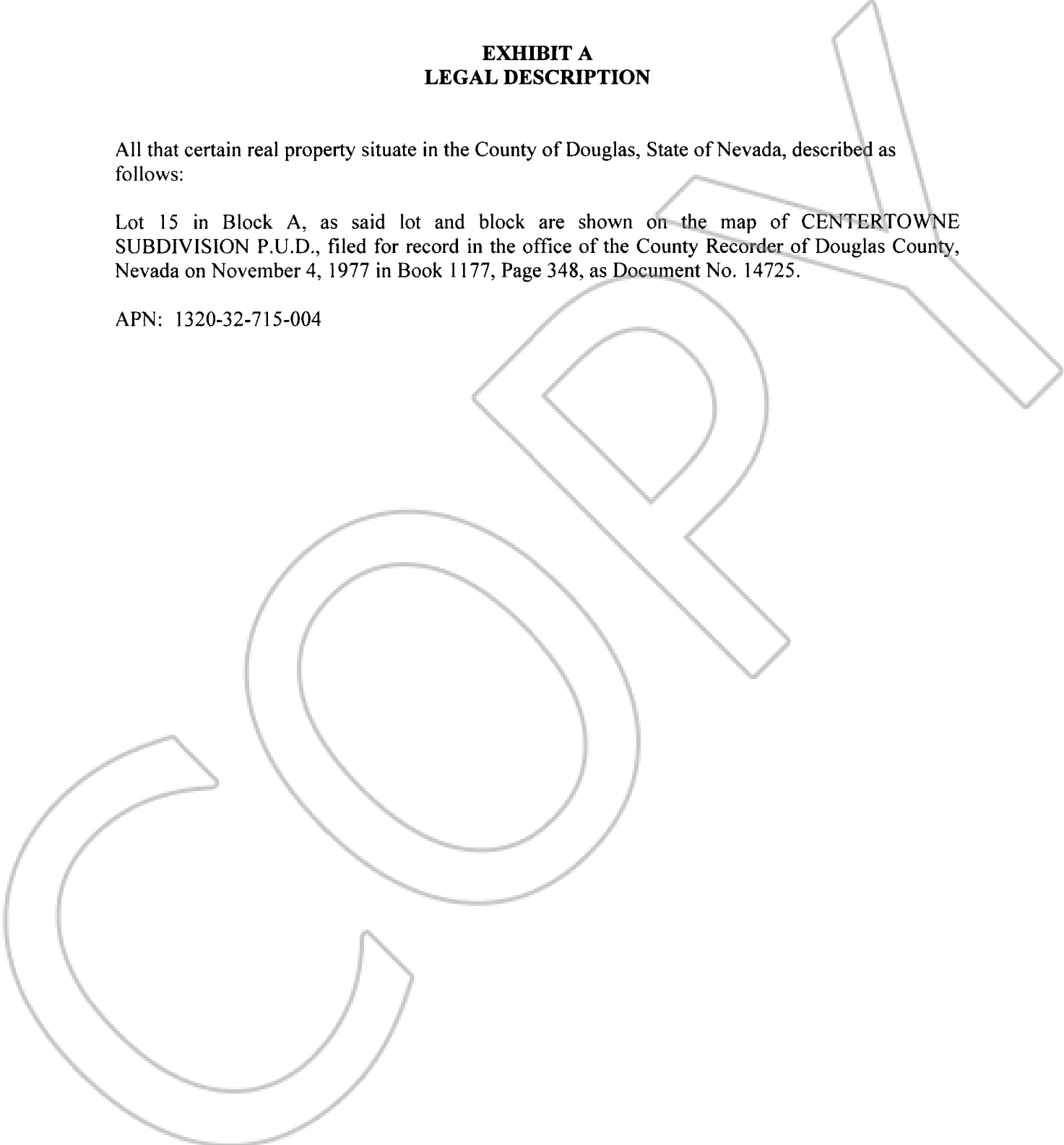
Escrow No. 2008689-RLT

**EXHIBIT A  
LEGAL DESCRIPTION**

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

Lot 15 in Block A, as said lot and block are shown on the map of CENTERTOWNE SUBDIVISION P.U.D., filed for record in the office of the County Recorder of Douglas County, Nevada on November 4, 1977 in Book 1177, Page 348, as Document No. 14725.

APN: 1320-32-715-004



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a. 1320-32-715-004  
 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: \$ 350,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_  
 c. Transfer Tax Value \$ 350,000.00  
 d. Real Property Transfer Tax Due: \$ 1,365.00

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

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

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 Christine A. Henricksen Capacity GRANTOR  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: Christine A. Henricksen, Trustee of the Henricksen Family Trust U/D/T dated April 23, 2003  
 Address: PO Box 1078  
 City: GARDNERVILLE  
 State: Zip: NV 89410

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: Austin Royal Dudley  
 Address: 1327 Wilson Circle  
 City: Gardnerville  
 State: NV Zip: 89410

**COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)**  
 Print Name: Ticor Title of Nevada, Inc.                      Escrow No.: 02008689-020-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