

DOUGLAS COUNTY, NV  
RPTT:\$3120.00 Rec:\$40.00  
\$3,160.00 Pgs=4  
TICOR TITLE - GARDNERVILLE  
KAREN ELLISON, RECORDER

**2021-959555**

**01/07/2021 12:58 PM**

WHEN RECORDED MAIL TO:  
Jeffrey T. King  
Lori C King  
821 Cardinal Street  
Lodi, Ca 95240

MAIL TAX STATEMENTS TO:  
Same as above

Escrow No. 2009357-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.: 1420-27-701-016  
R.P.T.T. \$3,120.00

SPACE ABOVE FOR RECORDER'S USE ONLY

### GRANT, BARGAIN, SALE DEED

**THIS INDENTURE WITNESSETH:** That Sandra Joy Churchill and Ramona Kay Ellingson, Trustees of The Ellingson Family Trust, dated July 20, 2018

**FOR A VALUABLE CONSIDERATION,** receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Jeffrey T. King and Lori C. King , Husband and Wife, as joint tenants

**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.**

**Signature and notary acknowledgement on page two.**

The Ellingson Family Trust, dated July 20, 2018

Sandra Joy Churchill  
Sandra Joy Churchill, Trustee

Ramona Kay Ellingson  
Ramona Kay Ellingson, Trustee

STATE OF NEVADA  
COUNTY OF DOUGLAS

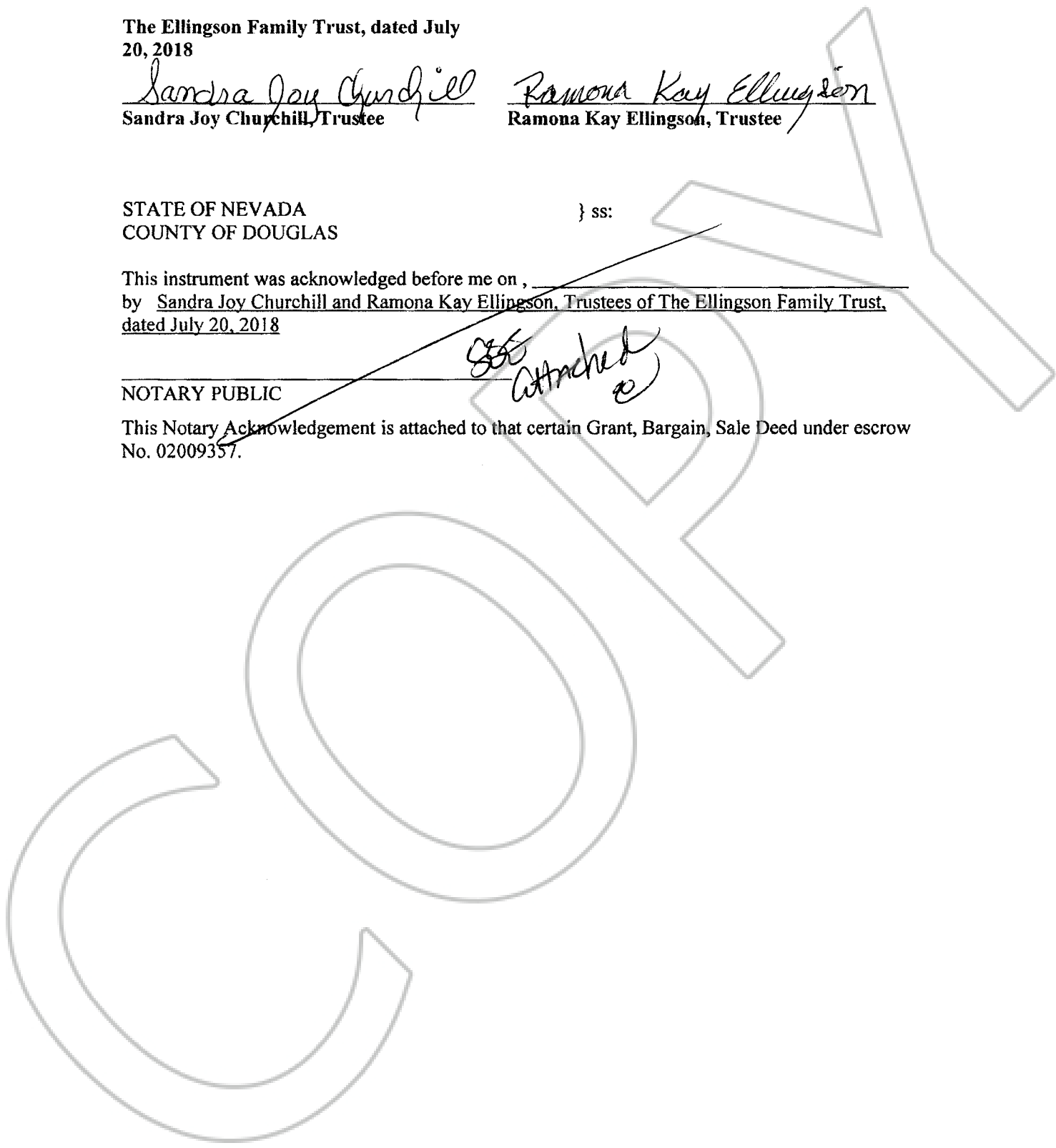
} ss:

This instrument was acknowledged before me on ,  
by Sandra Joy Churchill and Ramona Kay Ellingson, Trustees of The Ellingson Family Trust,  
dated July 20, 2018

NOTARY PUBLIC

This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow No. 02009357.

*SEE Attached e)*



## ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of ALAMEDA

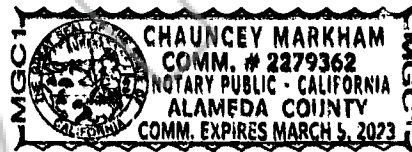
On JANUARY 6, 2021 before me, CHAUNCEY MARKHAM, NOTARY PUBLIC  
(insert name and title of the officer)

personally appeared SANDRA JOY CHURCHILL AND RAMONA KAY ELLINGSON,  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is ~~is~~  
subscribed to the within instrument and acknowledged to me that he/~~she~~/~~they~~ executed the same in  
his/~~her~~/~~their~~ authorized capacity(ies), and that by his/~~her~~/~~their~~ signature(s) on the instrument the  
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

Signature \_\_\_\_\_ (Seal)



*Grant, Barking, State Used*

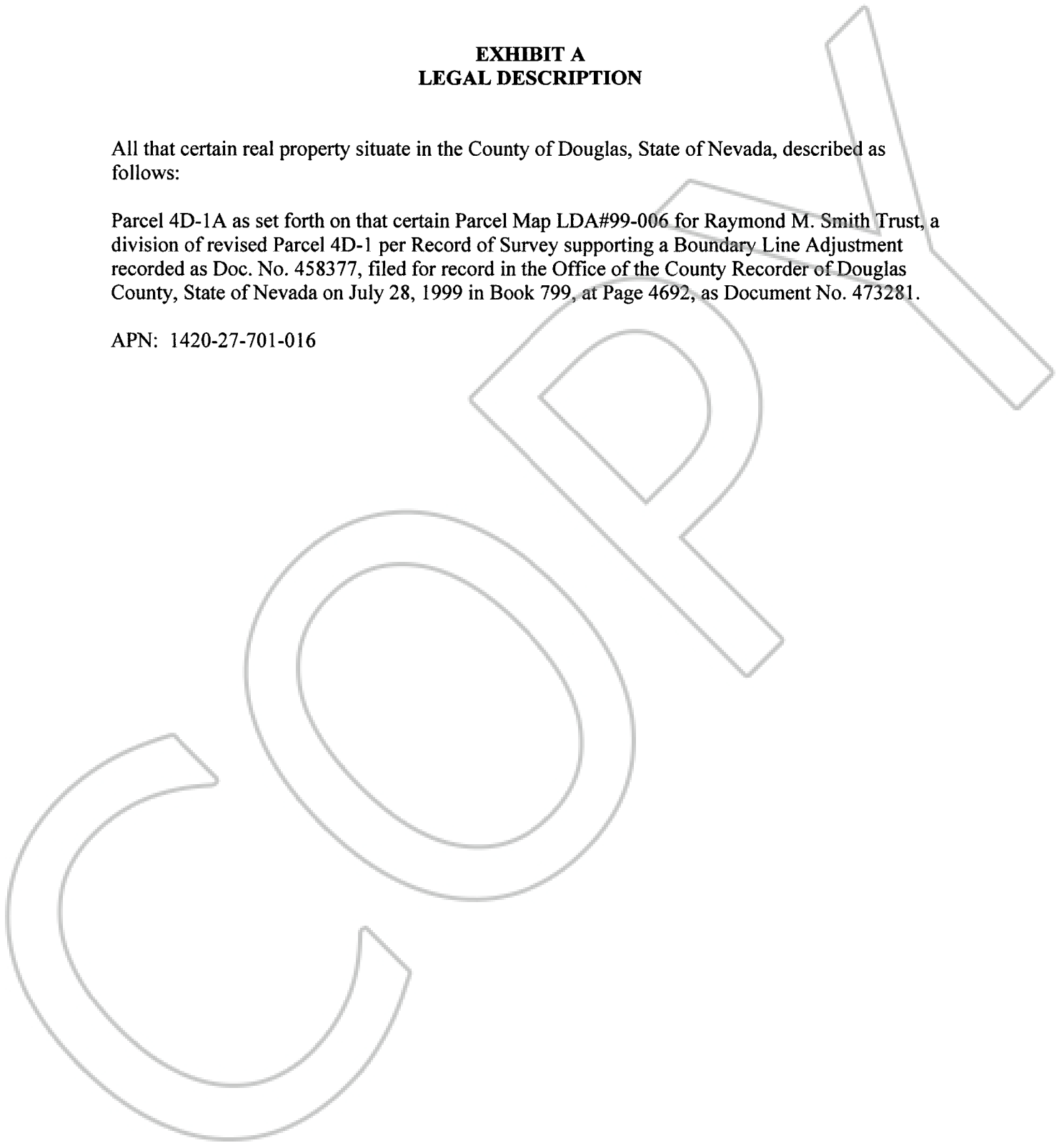
Escrow No. 2009357-RLT

**EXHIBIT A  
LEGAL DESCRIPTION**

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

Parcel 4D-1A as set forth on that certain Parcel Map LDA#99-006 for Raymond M. Smith Trust, a division of revised Parcel 4D-1 per Record of Survey supporting a Boundary Line Adjustment recorded as Doc. No. 458377, filed for record in the Office of the County Recorder of Douglas County, State of Nevada on July 28, 1999 in Book 799, at Page 4692, as Document No. 473281.

APN: 1420-27-701-016



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a. 1420-27-701-016  
 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: \$ 800,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_  
 c. Transfer Tax Value \$ 800,000.00  
 d. Real Property Transfer Tax Due: \$ 3,120.00

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 Sandra Joy Churchill Capacity Grantor  
 Signature Ramona Kay Ellingson Capacity Grantor

**SELLER (GRANTOR) INFORMATION  
(REQUIRED)**  
 Print Name: Sandra Joy Churchill and Ramona Kay Ellingson, Trustees of The Ellingson Family Trust, dated July 20, 2018  
 Address: 14600 Skyline Blvd  
 City: Orlando  
 State/Zip: FL 32819

**BUYER (GRANTEE) INFORMATION  
(REQUIRED)**  
 Print Name: Jeffrey T. King + Lori C. King  
 Address: 821 Garden Cardinal St.  
 City: Lodi  
 State: CA Zip: 95240

**COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)**  
 Print Name: Ticor Title of Nevada, Inc. Escrow No.: 02009357-020-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