

APN# : 1320-11-001-008

RPTT: \$6,240.00

DOUGLAS COUNTY, NV
RPTT:\$6240.00 Rec:\$40.00
\$6,280.00 Pgs=4
01/15/2021 01:37 PM
ETRCO
KAREN ELLISON, RECORDER

Recording Requested By:

Western Title Company

Escrow No.: 123998-WLD

When Recorded Mail To:

**Thomas A. Hanson, Trustee of The
Thomas A. and Daphanie A. Hanson
Family QTIP Trust UTD April 2,
1980**

P.O. Box 8170

Gardnerville, NV 89460

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,

Robert Taylor and Jacqueline Taylor, husband and wife as joint tenants with right of survivorship

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

Thomas A. Hanson, Trustee of The Thomas A. and Daphanie A. Hanson Family QTIP Trust UTD April 2, 1980

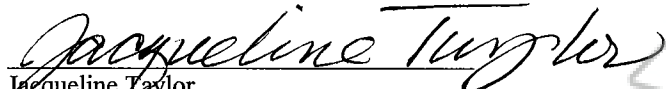
and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Minden, County of Douglas State of Nevada bounded and described as follows:

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: 01/14/2021


Robert Taylor

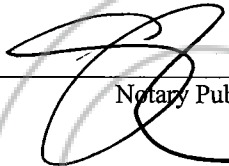

Jacqueline Taylor

STATE OF NEVADA

COUNTY OF DOUGLAS

This instrument was acknowledged before me on
January 15, 2021 By Robert Taylor and Jacqueline
Taylor.

} ss


Notary Public


 **WENDY DUNBAR**
Notary Public - State of Nevada
Appointment Recorded In Douglas County
No: 02-79066-5 - Expires Dec. 16, 2022

EXHIBIT "A"

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

A parcel of land, located in the Northwest quarter of Section 11, Township 13 North, Range 20 East, M.D.B. & M., Douglas County, Nevada, more particularly described as follows:

Commencing at the Northwest corner of said Section 11, proceed South 89°59'11" East, 2,634.98 feet, to a point; thence South 0°01'10" East, 1320.00 feet, to the TRUE POINT OF BEGINNING, which is the Northeast corner of the parcel; thence South 0°01'10" East, 440.00 feet to the Southeast corner of the parcel; thence North 89°59'11" West, 495.00 feet, along the center of a fifty foot wide easement for a public road and utilities, to the Southwest corner of the parcel; thence North 0°01'10" West, 440.00 feet, to the Northwest corner of the parcel; thence South 89°59'11" East, 495.00 feet, to the TRUE POINT OF BEGINNING, and more fully shown as Parcel 3 on that certain parcel map filed on the 3rd day of September 1976, under Document No. 02981.

NOTE: The above metes and bounds description appeared previously in that certain Grant, Bargain and Sale Deed recorded in the office of the County Recorder of Douglas County, Nevada on February 21, 2018 as Document No. 2018-910635 of Official Records.

Assessor's Parcel Number(s):
1320-11-001-008

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)

a) 1320-11-001-008

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
NOTES: _____

3. Total Value/Sales Price of Property:

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

\$1,600,000.00

\$1,600,000.00

\$6,240.00

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 Escrow agent

Signature: _____ Capacity _____

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Robert Taylor and Jacqueline Taylor

Address: 1581 US Hwy 395
City: Minden
State: NV Zip: 89423

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Thomas A. Hanson, Trustee of The Thomas A. and Daphanie A. Hanson Family QTIP Trust UTD April 2, 1980

Address: P.O. Box 8170
City: Gardnerville
State: NV Zip: 89460

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Western Title Company, LLC Esc. #: 123998-WLD

Address: Douglas Office
1362 Highway 395, Ste. 109

City/State/Zip: Gardnerville, NV 89410