

DOUGLAS COUNTY, NV
RPTT:\$0.00 Rec:\$40.00
\$40.00 Pgs=2
TICOR TITLE - GARDNERVILLE
KAREN ELLISON, RECORDER
2021-960557
01/25/2021 12:03 PM
E07

WHEN RECORDED MAIL TO:
Ryan R. Elliott
1966 Arabian Lane
Gardnerville, NV 89410

MAIL TAX STATEMENTS TO:
Same as above

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)

Space Above for Recorder's Use Only

APN No.: 1220-24-601-058
Escrow No. 2008785-RLT
R.P.T.T. \$\$ 0.00

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Ryan R Elliott and Tammiane Hurson-Elliott, Trustees of the Elliott Family Trust, dated May 9, 2018

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to

Ryan R Elliott and Tammiane Hurson-Elliott, 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.

The Elliot Family Trust by:

[Signature]

Ryan R. Elliott, Trustee

[Signature]

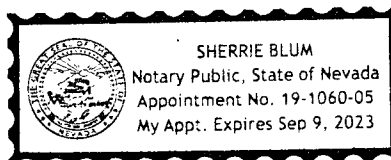
Tammiane Hurson-Elliott, Trustee

STATE OF NEVADA
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on January 20, 2021
by Ryan R Elliott and Tammiane Hurson Elliott

NOTARY PUBLIC



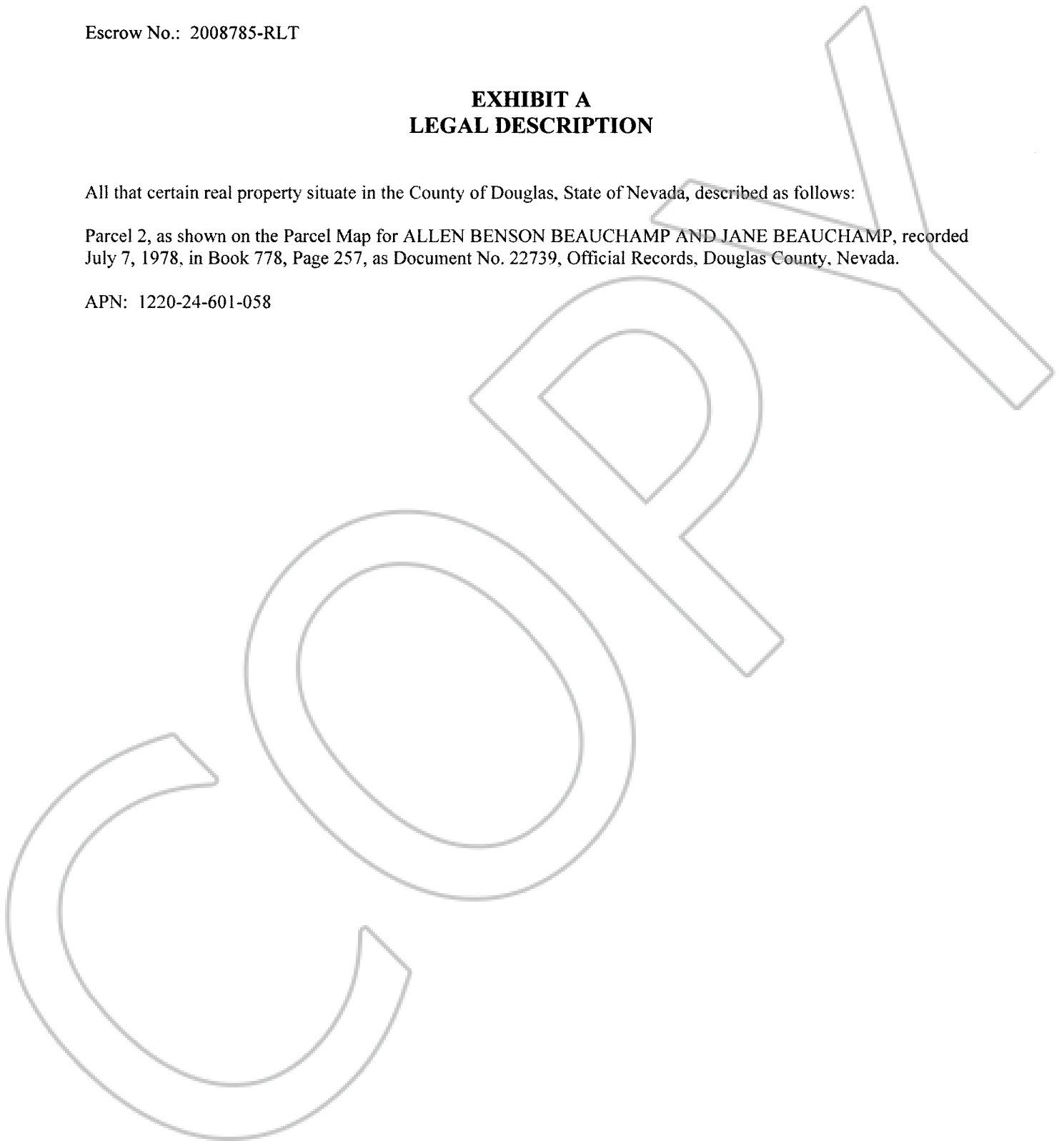
Escrow No.: 2008785-RLT

**EXHIBIT A
LEGAL DESCRIPTION**

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

Parcel 2, as shown on the Parcel Map for ALLEN BENSON BEAUCHAMP AND JANE BEAUCHAMP, recorded July 7, 1978, in Book 778, Page 257, as Document No. 22739, Official Records, Douglas County, Nevada.

APN: 1220-24-601-058



STATE OF NEVADA
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

- a) 1220-24-601-058
- 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
Notes: 1/25/21 Trust OK~A.B.

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property) \$ 0
Transfer Tax Value \$ _____
Real Property Transfer Tax Due: \$ 0.00

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section 7
- b. Explain Reason for Exemption: transfer from trust to husband + wife
no consideration -

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 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 _____ Capacity agent
Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)
Print Name: Ryan R. Elliott & Tammiane Hurson-Elliott, trustees
Address: 1966 Arabian Lane
City: Gardnerville
State: NV Zip: 89410

(REQUIRED)
Print Name: Ryan R. Elliott and Tammiane Hurson-Elliott
Address: 1966 Arabian Lane
City: Gardnerville
State: NV Zip: 89410

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

Print Name: Ticor Title of Nevada, Inc.
Address: 1483 US Highway 395 N, Suite B
City, State, Zip: Gardnerville, NV 89410

Escrow #: 2008785-RLT

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)