

APN# 1220-12-710-037

DOUGLAS COUNTY, NV **2021-962771**
RPTT:\$0.00 Rec:\$40.00
\$40.00 Pgs=7 **03/01/2021 01:46 PM**
FIRST AMERICAN TITLE MINDEN
KAREN ELLISON, RECORDER E04

Recording Requested by/Mail to:

Name: FATCO

Address: 1663 Hwy.395, Ste.101

City/State/Zip: Minden NV 89423

Mail Tax Statements to:

Name: Daniel & Leanne Ingram

Address: PO BOX 2844

City/State/Zip: Gardnerville NV 89410

Grant, Bargain, and Sale Deed

Title of Document (required)

----- (Only use if applicable) -----

The undersigned hereby affirms that the document submitted for recording
DOES contain personal information as required by law: (check applicable)

Affidavit of Death – NRS 440.380(1)(A) & NRS 40.525(5)

Judgment – NRS 17.150(4)

Military Discharge – NRS 419.020(2)

Signature

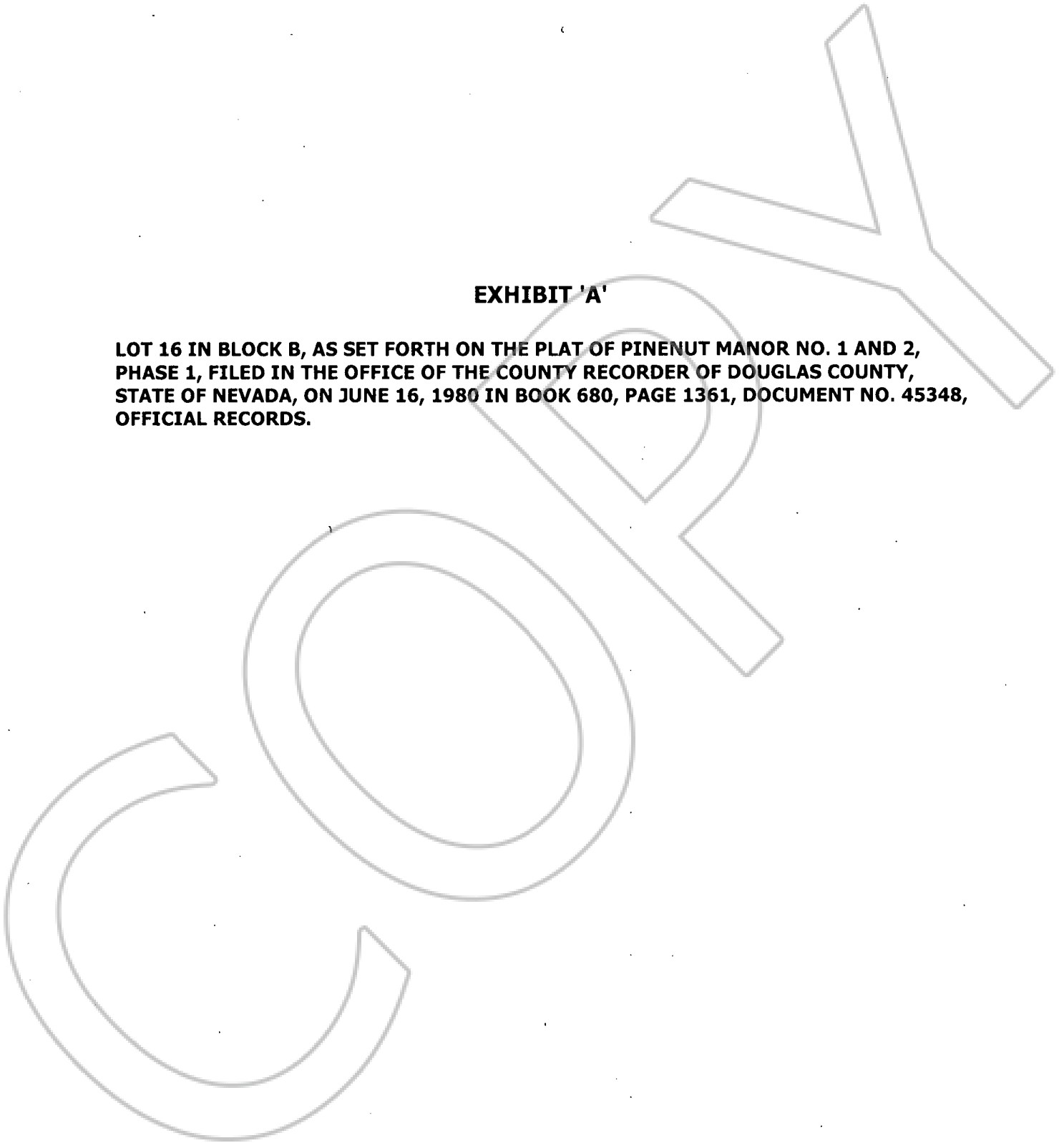
Kim Figueroa

Printed Name

This document is being (re-)recorded to correct document # 2017-95864, and is correcting
Correct the legal

EXHIBIT 'A'

**LOT 16 IN BLOCK B, AS SET FORTH ON THE PLAT OF PINENUT MANOR NO. 1 AND 2,
PHASE 1, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY,
STATE OF NEVADA, ON JUNE 16, 1980 IN BOOK 680, PAGE 1361, DOCUMENT NO. 45348,
OFFICIAL RECORDS.**



DOUGLAS COUNTY, NV **2017-905864**
RPTT:\$1279.20 Rec:\$35.00
\$1,314.20 Pgs=4 10/20/2017 11:35 AM
ETRCO
KAREN ELLISON, RECORDER

APN#: 1220-12-710-037
RPTT: \$1,279.20

Recording Requested By:
Western Title Company

Escrow No.: 090977-TEA
When Recorded Mail To:

Daniel Scott Ingram
Leanne Dominique Ingram
P.O. Box 2844
Gardnerville, NV 89410

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 _____

Traci Adams

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,

Martin Lawrence Pell, Successor Trustee of The Pell Family Trust dated April 30, 1986

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

Daniel Scott Ingram and Leanne Dominique Ingram, husband and wife as joint tenants with right of survivorship

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

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

Lot 16 in Block B, as set forth on the plat of PINENUT MANOR NO. 1 AND 2, Phase 2, filed in the office of the County Recorder of Douglas County, State of Nevada, on June 16, 1980, in Book 680, Page 1361, as Document No. 45348, Official Records.

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

Dated: 08/15/2017

Grant, Bargain and Sale Deed – Page 3

The Pell Family Trust dated April 30, 1986

Martin L. Pell
Martin Lawrence Pell, Successor Trustee

STATE OF see attached

COUNTY OF _____

This instrument was acknowledged before me on

By Martin Lawrence Pell.

Notary Public

} ss

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

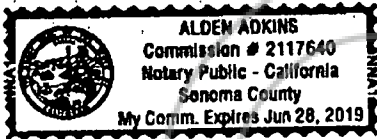
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Sonoma)
On August 22, 2017 before me, ALDEN ADKINS, NOTARY PUBLIC
Date Here Insert Name and Title of the Officer
personally appeared MARTIN LAWRENCE PELL
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are 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 [Handwritten Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____
Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

COPY

Certified Copy

The foregoing instrument is a full, true and correct copy of the original on file in the office of the County Recorder of Douglas County, State of Nevada. Per NRS 239b.030 Sec.5 the SSN may be redacted, but in no way affects the legality of the document.

Witnessed my hand this 26th
day of February, 2021
By: [Signature]
Deputy Recorder

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1220-12-710-037
- 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	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3. a) Total Value/Sales Price of Property: \$0
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$0
- d) Real Property Transfer Tax Due \$0

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: 3
- b. Explain reason for exemption: doc # 2017-905864, Correcting legal

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: [Signature]

Capacity: agent

Signature: _____

Capacity: _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

Daniel Scott Ingram and Leanne
Print Name: Dominique Ingram
Address: 1053 Tenabo Lane
City: Gardnerville
State: NV Zip: 89410

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Daniel Scott Ingram and
Print Name: Leanne Dominique Ingram
Address: 1053 Tenabo Lane
City: Gardnerville
State: NV Zip: 89410

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

First American Title Insurance
Print Name: Company File Number: 143-2612972 mk/ kf
Address 1663 US Highway 395, Suite 101
City: Minden State: NV Zip: 89423

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)