

APN: 1219-04-002-013
R.P.T.T.: \$0.00
Escrow No.: 20012043-DR
When Recorded Return To:
The William and LaCindya Arvayo Living
Trust UTD August 31, 2017
123 Tambourine Ranch Road
Gardnerville, NV 89460



KAREN ELLISON, RECORDER

E07

Mail Tax Statements to:
The William and LaCindya Arvayo Living
Trust UTD August 31, 2017
123 Tambourine Ranch Road
Gardnerville, NV 89460

SPACE ABOVE FOR RECORDER'S USE

GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

William Arvayo and Cindy Arvayo, Husband and Wife

do(es) hereby Grant, Bargain, Sell and Convey to

William Anthony Arvayo and LaCindya Lorena Arvayo, Trustees of The William and LaCindya Arvayo Living Trust UTD August 31, 2017

all that real property situated in the Town of Gardnerville, County of Douglas, State of Nevada, described as follows:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "A"

Together with all and singular tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Dated this 2nd day of March, 2021.

William Arvayo

William Arvayo

Cindy Arvayo

Cindy Arvayo

STATE OF NEVADA

COUNTY OF Douglas

This instrument was acknowledged before me on this 2nd day of March, 2021 by William Arvayo and Cindy Arvayo

Patti Perry

Notary Public

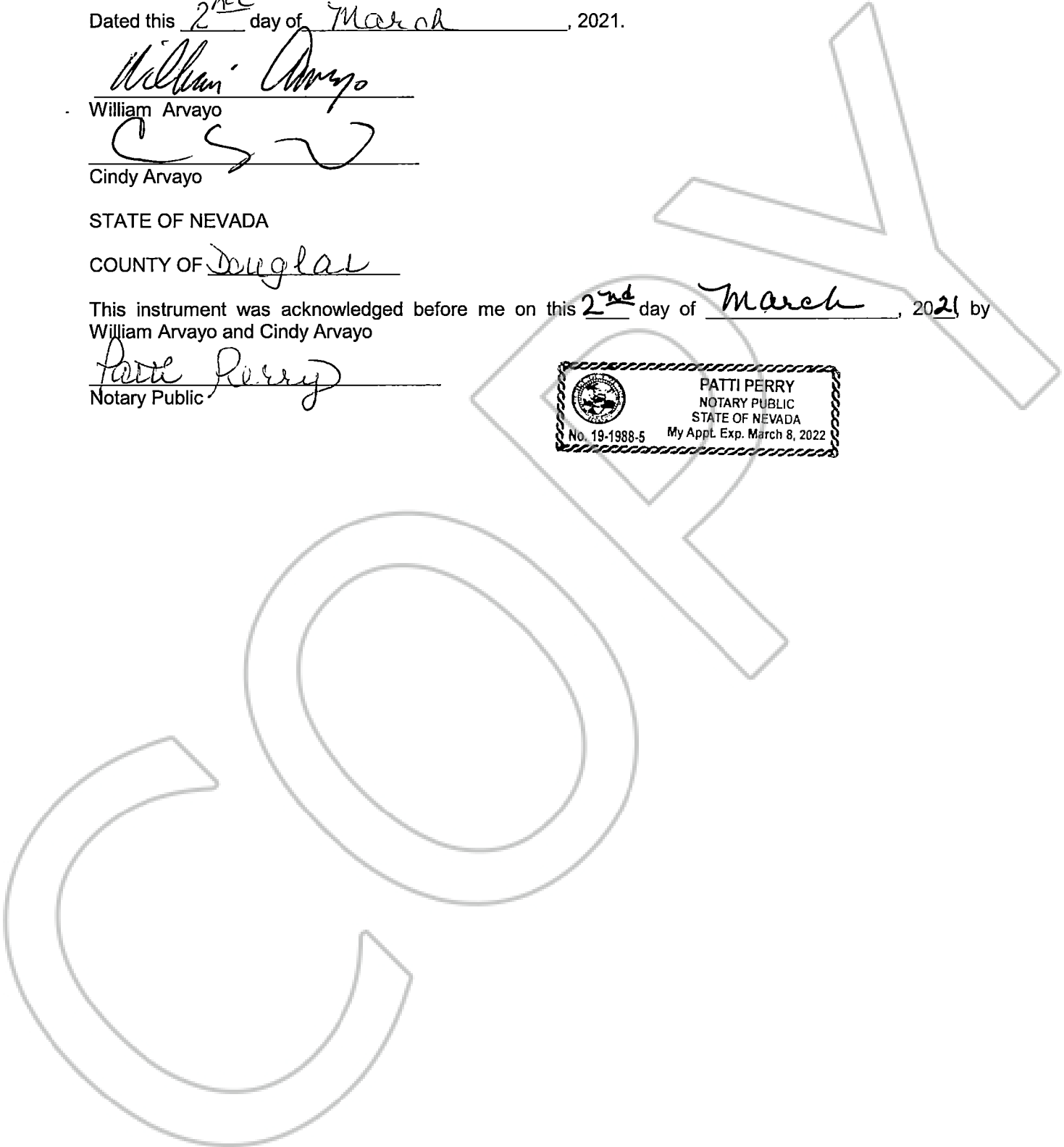
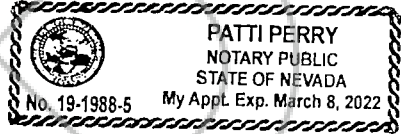


EXHIBIT A

All that certain lot piece, parcel or portion of land situate, lying and being within the North 1/2 of the Southeast 1/4 of Section 4, Township 12 North, Range 19 East, Mount Diablo Meridian, Douglas County, Nevada and more particularly described as follows:

Parcel No. 1:

Parcel Z as set forth on Parcel Map #PD 99-11 of Black Diamond Estates filed for record in the Office of the County Recorder of Douglas County, State of Nevada on June 19, 2000, Book 0600, Page 3731, as Document No. 494286 and by Certificate of Amendment, recorded April 30, 2004, in Book 404, Page 15647, of Official Records..

Parcel No. 2:

An easement for roadway and access purposes, as shown on the aforesaid Record of Survey Map and more particularly described as follows:

Commencing at the East 1/4 corner of aforesaid Section 4, as shown on Record of Survey Map recorded January 9, 1990, Book 190, Page 1630, as Document No. 217903;

Thence South 89°49'29" West, a distance of 644.60 feet to the Westerly right-of-way line of State Highway 207 (Kingsbury Grade);

Thence along said Westerly line South 44°27'00" East, a distance of 644.70 feet to the Northwest corner of that parcel described in Deed filed for record in Book 884, at Page 1904, as Document Number 105319, Official Records of Douglas County, Nevada, which point is the TRUE POINT OF BEGINNING;

Thence South 10°56'20" West, a distance of 204.79 feet;
Thence South 89°59'01" West, a distance of 398.67 feet;
Thence North 00°14'51" East, a distance of 50.00 feet;
Thence North 89°59'01" East, a distance of 357.19 feet;
Thence North 10°56'20" East, a distance of 198.05 feet;
Thence South 44°27'00" East, a distance of 60.75 feet to the TRUE POINT OF BEGINNING.

Parcel No. 3:

An easement for access, roadway purposes whether public or private over and across that certain of land more particularly described as follows:

All that certain lot, piece, parcel or portion of land situate, lying and being within the Northeast 1/4 of the Southeast 1/4 of Section 4, Township 12 North, Range 19 East, M.D.M., Douglas County, Nevada and more particularly described as follows:

COMMENCING at the East 1/4 corner of aforesaid Section 4;

Thence along the true North line of the Southeast 1/4 of said Section 4, South 89°53'42" West 767.42 feet;

Thence South 00°27'24" West 233.78 feet;
Thence South 00°11'00" East 160.46 feet;
Thence North 89°59'01" East, 189.44 feet;
Thence South 00°14'51" West 217.74 feet;
Thence South 00°14'51" West, 50.00 feet to the TRUE POINT OF BEGINNING;

Thence along the Southerly of a 50 foot wide easement recorded as Document Number 217903 North 89°59'01" East 348.67 feet;

Thence North 10°56'20" East 204.79 feet to a point on the Southwesterly right-of-way line of Kingsbury Grade;

Thence along said right-of-way line South 44°27'00" East, 30.38 feet;

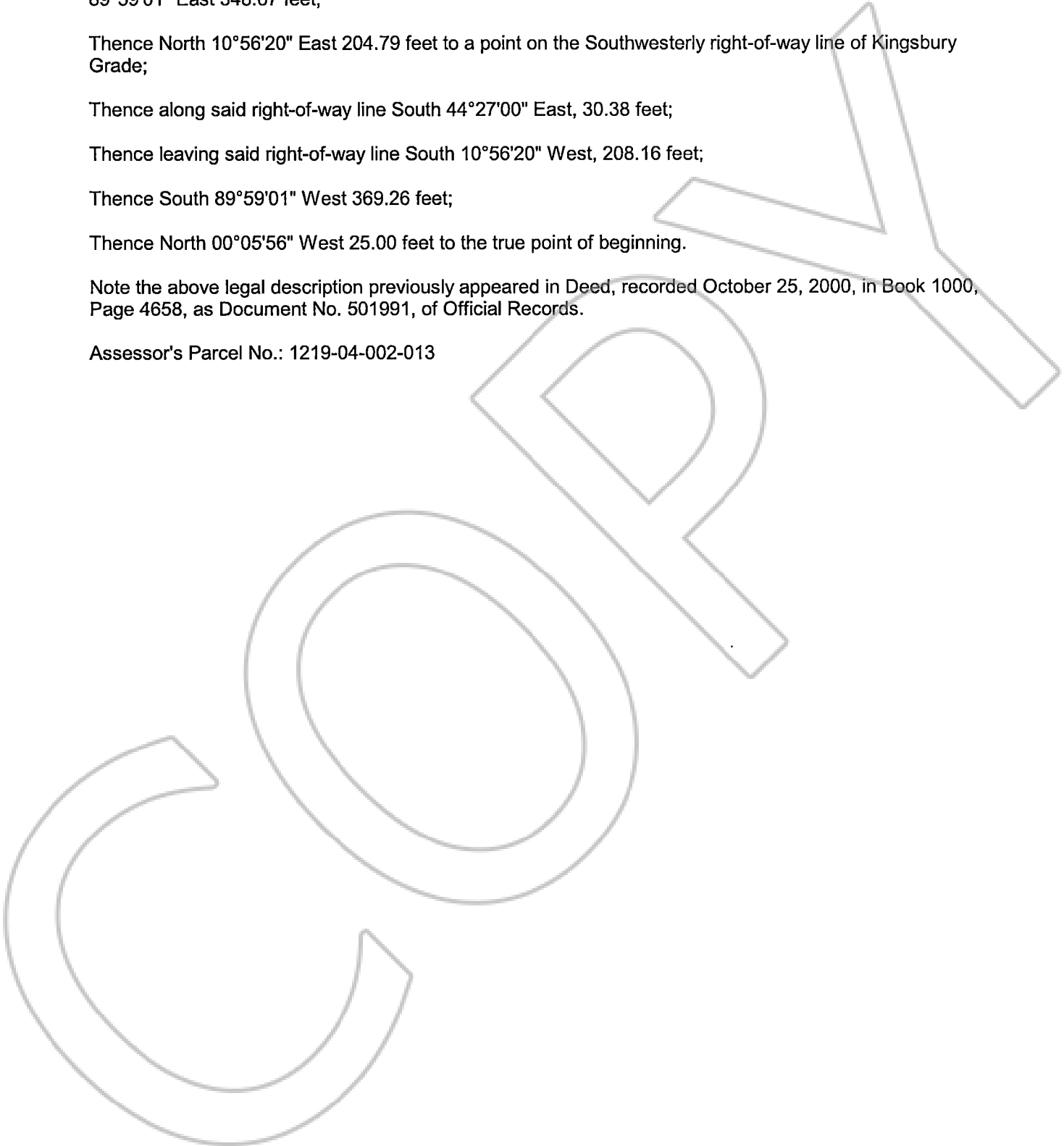
Thence leaving said right-of-way line South 10°56'20" West, 208.16 feet;

Thence South 89°59'01" West 369.26 feet;

Thence North 00°05'56" West 25.00 feet to the true point of beginning.

Note the above legal description previously appeared in Deed, recorded October 25, 2000, in Book 1000, Page 4658, as Document No. 501991, of Official Records.

Assessor's Parcel No.: 1219-04-002-013



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 121-04-002-013
 b) _____
 c) _____
 d) _____

2. Type of Property:
 a) Vacant Land b) Sgl. Fam. Residence
 c) Condo/Twnhse d) 2-4 Plex
 e) Apt. Bldg. f) Comm'l/Ind'l
 g) Agricultural h) Mobile Home
 Other: _____

FOR RECORDER'S OPTIONAL USE ONLY
 Document/Instrument No.: _____
 Book _____ Page _____
 Date of Recording: _____
 Notes: Trust OK-KE

3. a. Total Value/Sale Price of Property: \$0.00
 b. Deed in Lieu of Foreclosure Only (value of property) \$0.00
 c. Transfer Tax Value: \$0.00
 d. 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: returning to Trust without consideration
 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 parties agree 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: [Signature] Capacity: _____ Grantor
 Signature: [Signature] Capacity: _____ Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: William Arvayo
 Address: 123 Tambourine Ranch Road
 City: Gardnerville
 State: NV Zip: 89460

Print Name: The William and LaCindya Arvayo Living Trust UTD August 31, 2017
 Address: 123 Tambourine Ranch Road
 City: Gardnerville
 State: NV Zip: 89460

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

Print Name: First Centennial Title Company of Nevada Esc. #: 20012043-DR
 Address: 896 W Nye Ln, Ste 104
 City: Carson City State: NV Zip: 89703