

DOUGLAS COUNTY, NV
RPTT:\$3311.10 Rec:\$40.00
\$3,351.10 Pgs=3
TICOR TITLE - GARDNERVILLE
KAREN ELLISON, RECORDER

2021-963050

03/05/2021 02:44 PM

WHEN RECORDED MAIL TO:
Randall L. Ward
Denise Fast
697 Indian Trail Road

Gardnerville, NV 89460

MAIL TAX STATEMENTS TO:
Same as above

Escrow No. 2101439-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.: 1219-23-001-050
R.P.T.T. \$3,311.10

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Peggy Jean Quinlan, Trustee of The Peggy Jean Quinlan Living Trust, DTD 9-23-05, as to an undivided 5/7 interest and Joseph L. Angel, aka Joseph L. Angelillo Trust, DTD 1-20-04, as to an undivided 2/7 interest

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Randall L. Ward and Denise Fast, a Married Couple 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 Peggy Jean Quinlan Living Trust,
DTD 9-23-05, as to an undivided 5/7
interest



Peggy Jean Quinlan, Trustee

Joseph L. Angel, aka Joseph L. Angelillo
Trust, DTD 1-20-04, as to an undivided 2/7
interest

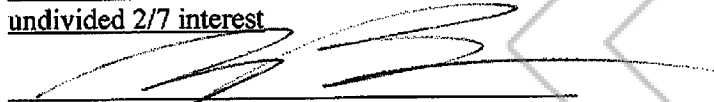


Joseph L. Angel, Trustee

STATE OF NEVADA
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on , March 4, 2021
by Peggy Jean Quinlan, Trustee of The Peggy Jean Quinlan Living Trust, DTD 9-23-05, as to an undivided 5/7 interest and Joseph L. Angel, aka Joseph L. Angelillo Trust, DTD 1-20-04, as to an undivided 2/7 interest



NOTARY PUBLIC

This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow
No. 02101439.



Escrow No. 2101439-RLT

**EXHIBIT A
LEGAL DESCRIPTION**

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

Parcel 12A as shown on the Record of Survey in support of a Boundary Line Adjustment for Peggy Jean Quinlan Living Trust, dated 9-23-05 & Joseph L. Angel Trust, according to the map thereof filed in the Office of the County Recorder of Douglas County, State of Nevada, on February 4, 2008 in Book 0208, Page 256 as File No. 717339, Official Records, being more particularly described as follows:

Being a portion of the Northwest 1/4 of Section 23, Township 12 North, Range 19 East, M.D.B.&M. in the County of Douglas, State of Nevada, which is more particularly described as follows:

That portions of Lot 12 as said lot is shown on the AMENDED MAP LOTS 4 THROUGH 13 INDIAN ROAD RANCH ESTATES, recorded in Book 178 at Page 1660 as Document No. 17107 in the Official Records of said Douglas County described as follows:

Beginning at the Southwesterly corner of said Lot 12, said corner being on the Easterly right-of-way line of Foothill Road (State Route 206), which is a curve concave to the West and having a radius of 1340.00 feet, a radial line through said corner bears N. 81°20'47" E; thence Northerly along said right-of-way line through a central angle of 00°59'34" an arc distance of 23.22 feet; thence N. 09°38'47" W., 251.36 feet to the beginning of a curve concave to the Southeast and having a radius of 15.00 feet; thence Northeasterly along said curve through a central angle of 90°00'00" an arc distance of 23.56 feet to a point of reversing curvature, a radial line through said point bears S. 09°38'47" E., said point being on the Southeasterly right-of-way line of Indian Trail Road, which is a curve concave to the Northwest and has a radius of 200.00 feet; thence Northeasterly along said right-of-way line through a central angle of 44°31'51" an arc distance of 155.44 feet to a point on said curve, a radial line through said point bears S. 54°10'38" E.; thence S. 48°32'28" E., 394.25 feet to a point on the Southerly line of said Lot 12; thence Westerly along said Southerly line, S. 74°39'47" W.; 405.00 feet to the POINT OF BEGINNING.

APN: 1219-23-001-050

Note: Document No. 2020-941199 is provided pursuant to the requirements of Section 6.NRS 111.312.

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a. 1219-23-001-050
 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: \$ 849,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) \$ _____
 c. Transfer Tax Value \$ 849,000.00
 d. Real Property Transfer Tax Due: \$ 3,311.10

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 [Signature] Capacity GRANTOR
 Signature [Signature] Capacity GRANTOR

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Print Name: Peggy Jean Quinlan, Trustee of The Peggy Jean Quinlan Living Trust, DTD 9-23-05, as to an undivided 5/7 interest
 Address: PO BOX 327
 City: GENOA
 State: NV Zip: 89411

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: Randall L. Ward + Denise Fast
 Address: 647 Indian Trail Rd
 City: Gardnerville
 State: NV Zip: 89460

COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)
 Print Name: Ticor Title of Nevada, Inc. Escrow No.: 02101439-020-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