

DOUGLAS COUNTY, NV
RPTT:\$6669.00 Rec:\$40.00
\$6,709.00 Pgs=3
SIGNATURE TITLE - ZEPHYR COVE
KAREN ELLISON, RECORDER

2021-963232

03/10/2021 12:36 PM

A.P.N.: 1219-15-002-~~82080~~

RECORDING REQUESTED BY:
Signature Title Company LLC
212 Elks Point Road, Suite 445, P.O. Box 10297
Zephyr Cove, NV 89448

MAIL RECORDED DOCS AND
TAX STATEMENTS TO:

Michael S Wilde and Mary K Wilde
1424 Wildwood
South Lake Tahoe, CA 96150

Escrow No.: ZC3023-JL

RPTT \$6,669.00

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

Rosamond P Moranville Successor Trustees of the Moranville Family Trust dated 11/27/90

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

**Michael S Wilde and Mary K Wilde, Husband And Wife As Community Property With Right
Of Survivorship**

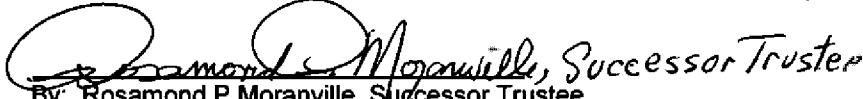
all that real property in the City of Gardnerville, County of Douglas, State of Nevada, described as follows::

See Attached Exhibit "A"

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

Signature Page attached and made a part hereof.

Rosamond P Moranville Successor Trustees of the Moranville Family Trust dated 11/27/90


By: Rosamond P Moranville, Successor Trustee,

STATE OF NEVADA }
COUNTY OF DOUGLAS } ss:

This instrument was acknowledged before me on 3/2/2021

by ROSAMOND P MORANVILLE


Notary Public (seal)



LEGAL DESCRIPTION

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, AND IS DESCRIBED AS FOLLOWS:

All that certain real property situate within portion of Section 15, Township 12 North, Range 19 East, M.D.M., County of Douglas, State of Nevada, being a portion of Lot 20, Block 1 of Job's Peak Ranch, Unit 1, Document No. 415114, Official Records of Douglas County, Nevada, being more particularly described as follows:

Lot 20 in Block 1 of said Job's Peak Ranch, Unit 1, excepting therefrom the following described area:

Beginning at a point on the easterly line of Five Creek Road as shown on said Job's Peak Ranch, Unit 1, from which the northwesterly corner of said Lot 20 bears North $31^{\circ}57'10''$ West, 64.14 feet.

Thence leaving said line of Five Creek Road along a non tangent curve to the right having a radius of 285.00 feet, the radius point of said curve bears South $52^{\circ}31'21''$ West, 116.77 feet through a central angle of $23^{\circ}28'33''$, the chord bearing of said curve is South $25^{\circ}44'23''$ East, 115.96 feet; Thence South $14^{\circ}00'06''$ East, 57.00 feet to the beginning of a curve to the left having a radius of 1300.00 feet;

Thence southeasterly along said curve 129.46 feet through a central angle of $05^{\circ}42'21''$, the chord bearing of said curve is South $16^{\circ}51'17''$ East, 129.41 feet to a point of cusp on said easterly line of Five Creek Road in a curve to the right having a radius of 505.00 feet, the radius point of said curve bears North $63^{\circ}26'10''$ East;

Thence along said line of Five Creek Road northerly along said curve 107.16 feet through a central angle of $12^{\circ}09'31''$, the chord bearing of said curve is North $20^{\circ}29'04''$ West, 106.96 feet;

Thence North $14^{\circ}24'17''$ West, 60.16 feet to the beginning of a curve to the left having a radius of 545.00 feet;

Thence northwesterly along said curve 134.83 feet through a central angle of $14^{\circ}10'28''$, the chord bearing of said curve is North $21^{\circ}29'31''$ West, 134.48 feet to the point of beginning and the end of this description.

PURSUANT TO NRS SECTION 111.312, THE ABOVE LEGAL DESCRIPTION IS THE SAME PROPERTY CONVEYED IN DEED RECORDED June 29, 2010 AS INSTRUMENT NO. 0766214

APN: 1219-15-002-080

STATE OF NEVADA
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

- a) 1219-15-002-001 080
- 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
- Other

FOR RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property) \$1,710,000.00

Transfer Tax Value \$1,710,000.00

Real Property Transfer Tax Due: \$6,669.00

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section _____
- b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____ %

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 Rosamond P. Moranville Rosamond P. Moranville

Signature _____ Michael Scott Wilde

SELLER (GRANTOR) INFORMATION

(Required)

Print Name: Rosamond Pearl Moranville Trustee

Address: 290 Five Creek Rd
Gardnerville, NV 89460

BUYER (GRANTEE) INFORMATION

(Required)

Print Name: Michael Scott Wilde

Address: 1424 Wildwood
South Lake Tahoe, CA 96150

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

Print Name: Signature Title Company LLC Escrow #: ZC3023-JL

Address: 212 Elks Point Road, Suite 445, P.O. Box 10297, Zephyr Cove, NV 89448

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED