

APN: 1219-23-001-041
\$0.00 Consideration

Recording Requested By:
BURDICK LAW PLLC
6625 S. Valley View Blvd. Ste. 232
Las Vegas, Nevada 89118

Mail Tax Statements to:
FSKPK Living Trust
793 FOOTHILL RD.
GARDENVILLE, NV, 89460-6540

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That SAMANTHA M TORRES, AND FRANCISCO A TORRES JR. JOINT TENANTS, for good and other valuable consideration, do hereby Grant, Bargain, Sell and Convey to THE FSKPK Living TRUST dated June 22, 2017, as amended, or restated, or their successors, all of their right, title and interest in that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

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

Property commonly known as: **793 FOOTHILL RD. GARDENVILLE, NV 89460-6540**

- SUBJECT TO:
1. All general and special taxes for the fiscal year.
 2. Covenants, conditions, restrictions, reservations, rights, rights of way and easements now of record.

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

///
///
///
///
///

Witness their hands this date 3-5-2021.

[Signature]
FRANCISCO A. TORRES Jr.

[Signature]
SAMANNTHA M. TORRES

STATE OF NEVADA)
) ss.
COUNTY OF CLARK)

This instrument was acknowledged before me on 3-5, 2021, by FRANCISCO A. TORRES Jr. and SAMANNTHA M. TORRES as Grantors.

WITNESS my hand and official seal.

[Signature]
Notary Public



GERI CARLSON
NOTARY PUBLIC
STATE OF NEVADA
APPT NO. 10-3730-5
EXPIRES OCTOBER 2, 2022

APN: 1219-23-001-041

EXHIBIT "A"

LEGAL DESCRIPTION

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

All that real property in the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 23, Township 12 North, Range 19 East, County of Douglas, State of Nevada, being further identified as a portion of the Indian Road Ranch and being further described as follows:

Commencing at the section corner common to Sections 15, 14, 22 and 23, Township 12 North, Range 19 East; thence Easterly along the Section line between Sections 14 and 23 South $89^{\circ}57'14''$ East, a distance of 1491.23 feet to the intersection of said section line and the Easterly right of way line of F.A.S. 554; also known as Foothill Road; said point of intersection being a point of beginning of the description; thence continuing along the Section line common to Sections 14 and 23 South $89^{\circ}57'14''$ East a distance of 532.77 feet; thence South $11^{\circ}50'14''$ East a distance of 57.86 feet; thence South $67^{\circ}51'53''$ West a distance of 452.81 feet to the intersection with the Easterly right of way of Foothill Road, said intersection point being in a curve the center of which bears South $64^{\circ}50'37''$ West a distance of 2040.00 feet; thence Northwesterly along said right of way an arc distance of 260.00 feet which is a chord bearing and distance of North $28^{\circ}48'24''$ West 259.83 feet to the point of beginning from which the center of said curve bears South $57^{\circ}32'28''$ West a distance of 2040.00 feet.

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

Document No. 2018-918888 is provided pursuant to the requirements of Section 6.NRS 111.312.

APN: 1219-23-001-041

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 1219-23-001-041
 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'/Ind'l
 g. Agricultural h. Mobile Home
 Other

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: Trust Ok bc	

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

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section 7
 b. Explain Reason for Exemption: Transfer to a Revocable Trust For No 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 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 [Handwritten Signature] Capacity: Attorney

Signature _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Francisco A. Torres Jr. and
Salmatha M. Torres
 Address: 793 Foothill Rd.
 City: Gardnerville
 State: NV Zip: 89460

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: FSKPK Living Trust
 Address: 793 Foothill Rd.
 City: Gardnerville
 State: NV Zip: 89460

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

Print Name: Burdick Law PLLC Escrow # _____
 Address: 6625 S. Valley View Blvd. Ste. 232
 City: Las Vegas State: NV Zip: 89118