

DOUGLAS COUNTY, NV

2021-963588

RPTT:\$1326.00 Rec:\$40.00

\$1,366.00 Pgs=4

03/16/2021 08:23 AM

AMROCK, INC

KAREN ELLISON, RECORDER

APN: 1220-21-810-105

RECORDING REQUESTED BY and
WHEN RECORDED MAIL TO:

Amrock LLC
662 Woodward Avenue
Detroit, MI 48226

ORDER NUMBER: 69256352

MAIL TAX STATEMENTS TO:

Jake A. Meddles and
Jessica A. Meddles
1361 Mary Jo Drive,
Gardnerville, NV 89460

RPTT: \$ _____, Ex: N/A

[Space Above This Line For Recorder's Use]

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **EDDIE DWAYNE SIMS, Sole Successor Trustee of the ABBOTT FAMILY 1991 TRUST, a Revocable Living Trust, Grantor,**

For a VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to

JAKE A. MEDDLES and JESSICA A. MEDDLES, husband and wife, as joint tenants with right of survivorship, Grantees, whose address is 650 Joette Drive, Gardnerville, NV 89460,

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

LOT 235, AS SHOWN ON THE MAP OF GARDNERVILLE RANCHOS UNIT NO. 7, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON MARCH 27, 1974. IN BOOKS 374, PAGE 676, AS FILE NO. 72456.

APN: 1220-21-810-105

Commonly known as: 1361 Mary Jo Drive, Gardnerville, NV 89460

Being the same property conveyed to CECIL D. ABBOTT and NORA C. ABBOTT, Trustees, and Subsequent Trustees of the ABBOTT FAMILY 1991 TRUST, a Revocable Living Trust, by Deed from CECIL D. ABBOTT and NORA C. ABBOTT, husband and wife dated April 12, 1991 and recorded May 9, 1991 in Book 591, Page 1416 of the Office of the County Recorder, County of Douglas, State of Nevada.

TOGETHER WITH all tenements, hereditaments and appurtenances, including easements and water

PCL

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rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

SUBJECT TO:

1. General and special taxes for the current fiscal year.
2. Covenants, conditions, restrictions, reservations, rights, rights of way, and easements now of record, if any.

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

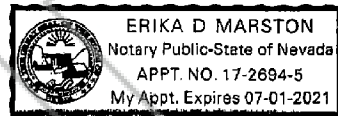
IN WITNESS WHEREOF, the Grantor, this 1ST day of MARCH, 20 21, sets Grantor's hand.

Eddie D Sims
EDDIE DWAYNE SIMS, Sole Successor
Trustee of the ABBOTT FAMILY 1991
TRUST, a Revocable Living Trust

STATE OF Nevada)
) :ss
COUNTY/CITY OF Douglas)

On the 1 day of March, 20 21, personally appeared before me, a Notary Public, **EDDIE DWAYNE SIMS, Sole Successor Trustee of the ABBOTT FAMILY 1991 TRUST, a Revocable Living Trust**, known or proven to me to be the person whose name is subscribed to the above instrument and who acknowledged that he executed the above instrument.

Eickmair
Notary Public
My Commission Expires: July 1, 2021



PCL 69256352DBNS01010203

AFFIRMATION STATEMENT

(Check One)

I, the undersigned, hereby affirm that this document, including any exhibits, hereby submitted for recording does not contain the personal information of any person or persons. (Per NRS §239B.030)

I, the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does contain the personal information of any person or persons as required by law:

(State Specific Law)

Cynthia Simon
Signature

Cynthia Simon
Printed Name

Agent
Title/Relationship to Transaction

PREPARED BY:
Denise Mikrut, Esq.
Nevada Bar ID: 6743



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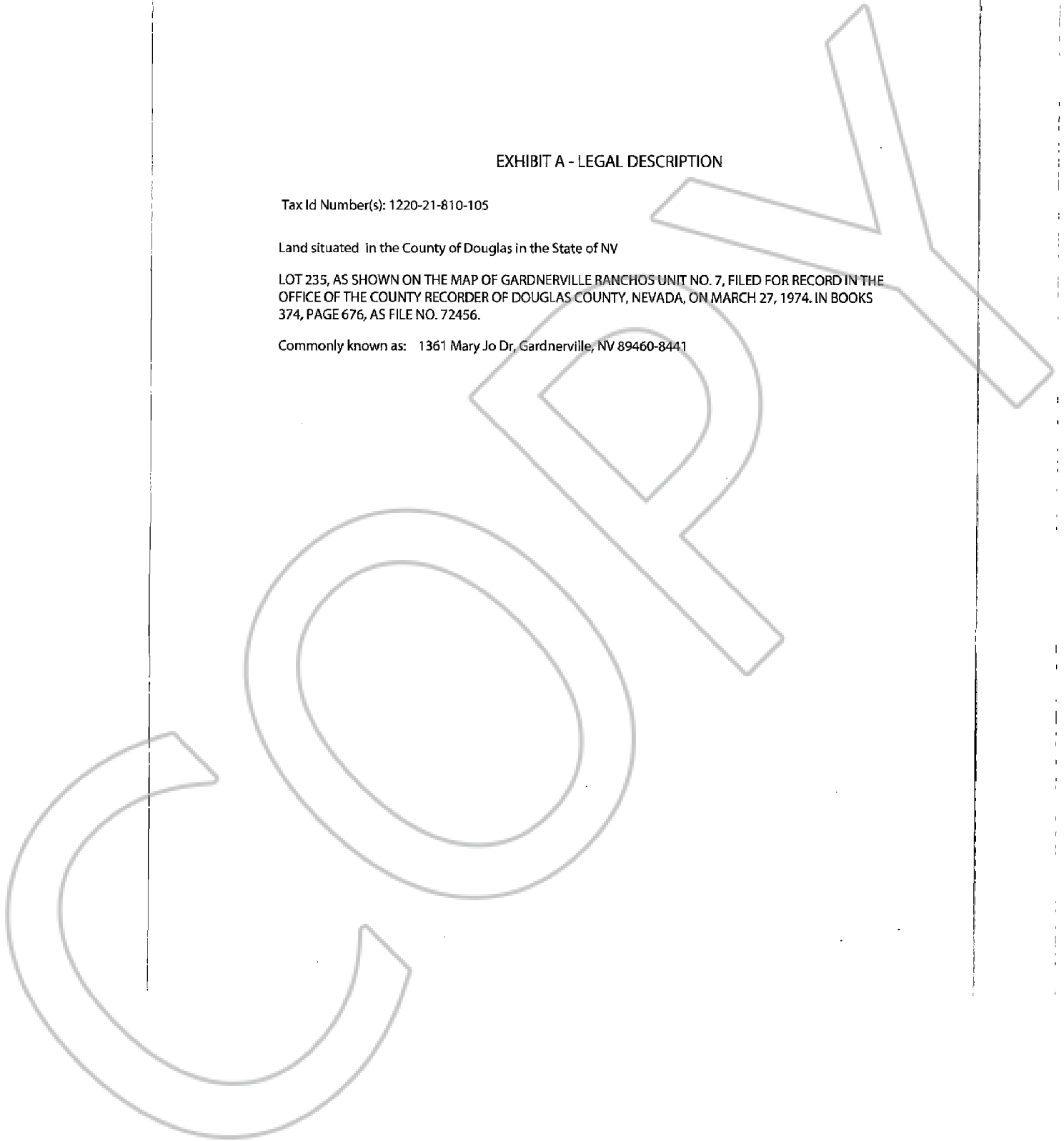
EXHIBIT A - LEGAL DESCRIPTION

Tax Id Number(s): 1220-21-810-105

Land situated in the County of Douglas in the State of NV

LOT 235, AS SHOWN ON THE MAP OF GARDNERVILLE RANCHOS UNIT NO. 7, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON MARCH 27, 1974. IN BOOKS 374, PAGE 676, AS FILE NO. 72456.

Commonly known as: 1361 Mary Jo Dr, Gardnerville, NV 89460-8441



STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
a) 1220-21-810-105
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. Total Value/Sales Price of Property: \$340,000.00
Deed in Lieu of Foreclosure Only (value of property) _____
Transfer Tax Value: \$1,326.00
Real Property Transfer Tax Due: \$ _____

4. If Exemption Claimed:
a. Transfer Tax Exemption per NRS 375.090, Section # _____
b. Explain Reason for Exemption: _____

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 Eddie D. Sims Capacity Trustee

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)
Eddie Dwayne Sims, Sole Successor Trustee
Print Name: of the Abbott Family 1991 Trust
Address: 1361 Mary Jo Drive
City: Gardnerville
State: NV Zip: 89460

BUYER (GRANTEE) INFORMATION (REQUIRED)
Jake A. Meddles and Jessica A. Meddles
Print Name: _____
Address: 650 Joette Drive
City: Gardnerville
State: NV Zip: 89460

COMPANY/PERSON REQUESTING RECORDING
(required if not the seller or buyer)
Print Name: Amrock LLC Escrow # _____
Address: 662 Woodward Avenue
City: Detroit State: MI Zip: 48226

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