

DOUGLAS COUNTY, NV

2021-963723

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=4

03/18/2021 10:40 AM

ETRCO

KAREN ELLISON, RECORDER

E07

APN# : 1220-01-002-028

RPTT: \$0.00

Recording Requested By:

Western Title Company

Escrow No.: 125061-SLA

When Recorded Mail To:

Jeffrey Lane Peters and Kelly

Ann Peters

P.O. Box 2105

Gardnerville, NV 89410

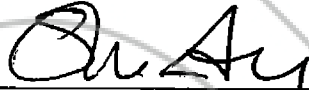
Mail Tax Statements to: (deeds only)

Same as Above

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons.

(Per NRS 239B.030)

Signature



Sherry Ackermann

Escrow Officer

Grant, Bargain, and Sale Deed

This page added to provide additional information required by NRS 111.312
(additional recording fee applies)

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Jeffrey Lane Peters and Kelly Ann Peters, Trustees or their successors in trust under the Peters Living Trust, dated February 2, 2009

do(es) hereby GRANT(s) BARGAIN SELL and CONVEY to

Jeffrey Lane Peters and Kelly Ann Peters, husband and wife as joint tenants

and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Gardnerville, County of Douglas State of Nevada bounded and described as follows:

See attached Exhibit A

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

Dated: 03/10/2021

The Peters Living Trust, dated February 2, 2009

Jeffrey Lane Peters
By: Jeffrey Lane Peters, Trustee

Kelly Ann Peters
By: Kelly Ann Peters, Trustee

STATE OF Nevada

COUNTY OF Douglas

} ss

This instrument was acknowledged before me on
March 15, 2021

By Jeffrey Lane Peters and Kelly Ann Peters.

Sherry Ackermann
Notary Public

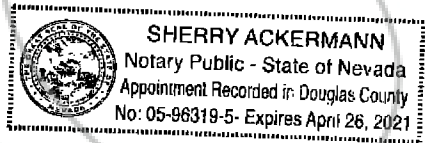


EXHIBIT "A"

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

A parcel of land located in the Southwest 1/4 of the Southwest 1/4 of Section 1, Township 12 North, Range 20 East, M.D.B.&M., in Douglas County, Nevada, described as follows:

Beginning at the point on the Northeast side of Black Sage Circle which is the Northwestern corner of the lot, from which the South 1/4 corner of said Section 1, Township 12 North, Range 20 East, M.D.B.&M., bears South 26°08'22" West 976.22 feet; thence South 44°48'25" East, 260.00 feet; thence on a curve to the left with a radius of 20 feet, through an angle of 90°00'00" for a length of 31.42 feet; thence along the Northwestern side of the Fish Springs Road North 45°11'35" East, 310.12 feet; thence North 44°48'25" West, 323.4 feet; thence South 37°41'51" West, 332.97 feet to the Point of Beginning.

NOTE: The above metes and bounds description appeared previously in that certain Deed recorded in the office of the County Recorder of Douglas County, Nevada on February 18, 2009, as Document No. 737821 of Official Records.

**Assessor's Parcel Number(s):
1220-01-002-028**

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessors Parcel Number(s)
a) 1220-01-002-028

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
NOTES: <u>Trust OK BC</u>

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property) _____
 Transfer Tax Value: _____
 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: Transfer out of Trust with 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 disallowance of any claimed exception, 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: Kelly Ann Peters Capacity: Grantor

Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION

(REQUIRED)

(REQUIRED)

Print Name: Peters Living Trust, dated February 2, 2009, and any amendments thereto

Address: P.O. Box 2105

City: Gardnerville

State: NV Zip: 89410

BUYER (GRANTEE) INFORMATION

Print Name: Jeffrey Lane Peters and Kelly Ann Peters

Address: P.O. Box 2105

City: Gardnerville

State: NV Zip: 89410

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Western Title Company, LLC

Esc. #: 125061-SLA

Address: Douglas Office
1362 Highway 395, Ste. 109

City/State/Zip: Gardnerville, NV 89410