

DOUGLAS COUNTY, NV **2021-967207**
RPTT:\$1540.50 Rec:\$40.00
\$1,580.50 Pgs=3 05/11/2021 11:02 AM
FIRST AMERICAN TITLE MINDEN
KAREN ELLISON, RECORDER

A.P.N.: 1220-13-801-020
File No: 143-2622223 (mk)
R.P.T.T.: \$1,540.50

When Recorded Mail To: Mail Tax Statements To:
Anne Vondruska
1928 Pinto Cir
Gardnerville, NV 89410-6820

GRANT, BARGAIN and SALE DEED

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

Martin L. Gardner, Trustee of the Martin L. Gardner Revocable Trust Agreement u.t.d
December 4, 2012

do(es) hereby *GRANT, BARGAIN and SELL* to

Anne Vondruska, a widow

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

THAT PORTION OF SECTION 13, TOWNSHIP 12, RANGE 20, MOUNT DIABLO BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

ALL THAT PORTION OF REAL PROPERTY SITUATE IN THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 12 NORTH, RANGE 20 EAST, M.D.B. & M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL B AS SET FORTH ON THE PARCEL MAP FOR GARRY DEN HEYER, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON JANUARY 11, 1977, IN BOOK 177, AT PAGE 384, AS DOCUMENT NO. 06043.

NOTE: THE ABOVE METES AND BOUND DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED JANUARY 25, 1999, IN BOOK 0199, PAGE 4601, AS INSTRUMENT NO. 0459501.

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

Subject to

1. All general and special taxes for the current fiscal year.

2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

COPY

Martin L. Gardner, Trustee of the Martin L.
Gardner Revocable Trust Agreement U.T.D.
December 4, 2015

Martin L. Gardner
Martin L. Gardner, Trustee

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF California)
) : ss.
COUNTY OF Amador)

This instrument was acknowledged before me on May 6, 2021 by Martin L. Gardner, Trustee of the Martin L. Gardner Revocable Trust Agreement U.

Kristi Roots
Notary Public
(My commission expires: March 23, 2025)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. 143-2622223.

 **KRISTI ROOTS**
COMM # 2349002
AMADOR County
California Notary Public
Comm Exp Mar., 23, 2025

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 1220-13-801-020
 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	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a) Total Value/Sales Price of Property: \$395,000.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$395,000.00
 d) Real Property Transfer Tax Due \$1,540.50

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption, per 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: *M. L. Gardner*
 Signature: _____

Capacity: *agent*
 Capacity: _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**
 Martin L. Gardner, Trustee of the
 Martin L. Gardner Revocable Trust
 Print Name: Agreement U.
 Address: 5130 Buena Vista Rd
 City: Ione
 State: CA Zip: 95640

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**
 Print Name: Anne Vondruska
 Address: 1928 Pinto Cir
 City: Gardnerville
 State: NV Zip: 89410-6820

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 First American Title Insurance
 Print Name: Company File Number: 143-2622223 mk/ mk
 Address 1663 US Highway 395, Suite 101
 City: Minden State: NV Zip: 89423