

DOUGLAS COUNTY, NV **2021-967344**
 RPTT:\$4290.00 Rec:\$40.00
 \$4,330.00 Pgs=2 **05/13/2021 09:34 AM**
 STEWART TITLE COMPANY - NV
 KAREN ELLISON, RECORDER

A.P.N. No.:	1022-29-810-017
R.P.T.T.	\$4,290.00
File No.:	1194909
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
Gerow Living Trust dated April 22, 2013	
1955 Comstock Drive	
Gardnerville NV 89410	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Douglas Ray Roderick and S. Joann Roderick, Trustees of the Douglas Ray and S. Joann Roderick Living Trust, dated May 9, 1995** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Michael J. Gerow and Rachele Gerow, Trustees of the Gerow Living Trust dated April 22, 2013**, all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

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

All that certain real property being all of Lots 83 and 84 as shown on that certain map entitled "Topaz Subdivision", Document No. 9774, recorded on August 10, 1954 in the office of the Douglas County Recorder, State of Nevada, lying in a portion of Section 29, Township 10 North, Range 22 East, Mount Diablo Meridian, being described as follows:

Beginning at the Northwest corner of Lot 84 as shown on the aforementioned "Topaz Subdivision", Document No. 9774, thence from said point of beginning and along the Northerly line of said Lot 84, South 72°18" East a distance of 200.00 feet to the Northeast corner of said Lot 84; thence along the Easterly line of said Lots 84 & 83, South 17°42" West a distance of 200.00 feet to the Southeast corner of said Lot 83; thence along the Southerly line of said Lot 83, North 72°18" West a distance of 200.00 feet to the Southwest corner of said Lot 83 also being a point of intersection with the Easterly right of way of Comstock Drive as shown on said "Topaz Subdivision", Document No. 9774; thence along the Westerly line of said Lots 83 & 84 and along said right of way, North 17°42" East a distance of 200.00 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 May 29, 2014, as Document No. 843341 of Official Records.

***SUBJECT TO:**

1. Taxes for the fiscal year;
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: 5/5/21

Douglas Ray and S. Joann Roderick Living Trust
dated May 9, 1995

By: Douglas Ray Roderick Date: 5/5/21
Douglas Ray Roderick, Trustee

By: S. Joann Roderick Date: 5-5-21
S. Joann Roderick, Trustee

State of Nevada)
) ss
County of)
Carson City

This instrument was acknowledged before me on the 5th day of May, 2021
By: Douglas Roderick and S. Joann Roderick as Trustees of Douglas Ray
and S. Joann Roderick Living Trust, dated May 9, 1995

Signature: [Signature]
Notary Public

My Commission Expires: 4-15-2024



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1022-29-810-017
 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 RECORDERS OPTIONAL USE ONLY
 Book _____ Page: _____
 Date of Recording: _____
 Notes: _____

3. a. Total Value/Sales Price of Property \$ 1,100,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 c. Transfer Tax Value: \$ 1,100,000.00
 d. Real Property Transfer Tax Due \$ 4,290.00

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

5. Partial Interest: Percentage being transferred: 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 _____ Escrow _____
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Douglas Ray and S. Joann Roderick
Living Trust, dated May 9, 1995
 Address: 1955 Comstock Drive
 City: Gardnerville
 State: NV Zip: 89410

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Gerow Living Trust dated April 22,
2013
 Address: 1955 Comstock Drive
 City: Gardnerville
 State: NV Zip: 89410

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Stewart Title Company Escrow # 1194909
 Address: 2310 S. Carson St., Suite 5A
 City: Carson City State: NV Zip: 89701