

DOUGLAS COUNTY, NV
RPTT:\$2457.00 Rec:\$40.00
\$2,497.00 Pgs=3
TICOR TITLE - GARDNERVILLE
KAREN ELLISON, RECORDER

2021-968929

06/10/2021 02:38 PM

WHEN RECORDED MAIL TO:

Michael L. Jones and Tiffany F. Jones, Trustees of the
Michael L. Jones and Tiffany F. Jones Revocable Inter-
Vivos Trust DTD November 1997
215 Esplanade
San Clemente, CA 92672-5423

MAIL TAX STATEMENTS TO:

Same as above

Escrow No. 2103503-RLT

The undersigned hereby affirms that this document
submitted for recording does not contain the social
security number of any person or persons.
(Pursuant to NRS 239b.030)

APN No.: 1220-17-501-001
R.P.T.T. \$2,457.00

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Brian Cassidy, an unmarried man and Winter Lynne Frost, an unmarried woman as joint tenants with right of survivorship

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Michael L. Jones and Tiffany F. Jones, Trustees of the Michael L. Jones and Tiffany F. Jones Revocable Inter-Vivos Trust DTD November 1997

all that real property situated in the County of Douglas, State of Nevada, described as follows:
SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

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

Signature and notary acknowledgement on page two.

Brian Cassidy
Brian Cassidy

Winter Lynne Frost
Winter Lynne Frost

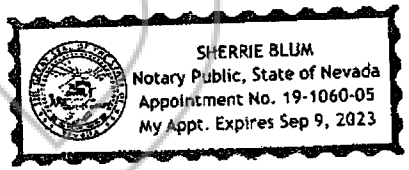
STATE OF NEVADA
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on, June 7, 2021
by Brian Cassidy and Winter Lynne Frost

[Signature]
NOTARY PUBLIC

This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow No. 02103503.



Escrow No. 2103503-RLT

**EXHIBIT A
LEGAL DESCRIPTION**

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

Parcel 1:

A parcel of land being a portion of the Northwest 1/4 of the Northeast 1/4 of Section 17, Township 12 North, Range 20 East, M.D.B.& M., more particularly described as follows:

COMMENCING at the Northwest corner of the Northeast 1/4 of Section 17, Township 12 North, Range 20 East, M.D.B.& M. and running East along the North section line a distance of 140 feet; thence South a distance of 145 feet; thence West a distance of 140 feet, more or less, to the West boundary of the Northeast 1/4 of said section 17; thence North along the West boundary line a distance of 145 feet, more or less, to THE POINT OF BEGINNING.

APN: 1220-17-501-001

Document No. 326334 is provided pursuant to the requirements of Section 6.NRS 111.312.

Parcel 2:

A parcel of land being a portion of the Northwest 1/4 of the Northeast 1/4 of Section 17, Township 12 North, Range 20 East, M.D.B.& M., more particularly described as follows:

COMMENCING at the Northwest corner of the Northeast 1/4 of Section 17, Township 12 North, Range 20 East, M.D.B.& M., and running East along the North section line a distance of 160 feet; thence South a distance of 272 feet; thence West a distance of 160 feet to the west boundary line of the Northeast 1/4 of said section 17; thence North along said West boundary line a distance of 272 feet to THE POINT OF BEGINNING.

EXCEPTING THEREFROM that portion of said land described as follows:

COMMENCING at the Northwest corner of the Northeast 1/4 of Section 17, Township 12 North, Range 20 East, M.D.B.& M. and running East along the North section line a distance of 140 feet; thence South a distance of 145 feet; thence West a distance of 140 feet, more or less, to the West boundary of the Northeast 1/4 of said section 17; thence North along the West boundary line a distance of 145 feet, more or less, to THE POINT OF BEGINNING.

APN: 1220-17-501-002

Document No. 326333 is provided pursuant to the requirements of Section 6.NRS 111.312.

STATE OF NEVADA DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)
 a. 1220-17-501-001
 b. 1220-17-501-002
 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. a. Total Value/Sales Price of Property: \$ 630,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) \$ _____
 c. Transfer Tax Value \$ 630,000.00
 d. Real Property Transfer Tax Due: \$ 2,457.00

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

5. Partial Interest: Percentage being transferred: _____ %

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 Brian Cassidy Capacity Grantor
 Signature Winter Lynne Frost Capacity Grantor

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

Print Name: Brian Cassidy and Winter Lynne Frost
3365 SW Pacific Coast Hwy
 Address: _____
 City: Waldport, OR 97394
 State: Zip: _____

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Print Name: Michael L. Jones and Tiffany F. Jones, Trustees of the Michael L. Jones and Tiffany F. Jones Revocable Inter-Vivos Trust DTD November 1997
 Address: 215 Esplanade
 City: San Clemente
 State: CA Zip: 92672-5423

COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)

Print Name: Tigor Title of Nevada, Inc. Escrow No.: 02103503-020-RLT
 Address: 1483 US Highway 395 N, Suite B
 City, State, Zip: Gardnerville, NV 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED