

DOUGLAS COUNTY, NV **2021-970674**  
RPTT:\$4660.50 Rec:\$40.00  
\$4,700.50 Pgs=6 07/12/2021 09:54 AM  
SIGNATURE TITLE - ZEPHYR COVE  
KAREN ELLISON, RECORDER

**A.P.N.: 1418-34-402-002**

**RECORDING REQUESTED BY:**  
Signature Title Company LLC  
212 Elks Point Road, Suite 445, P.O. Box 10297  
Zephyr Cove, NV 89448

**MAIL RECORDED DOCS AND  
TAX STATEMENTS TO:**

Christopher and Roxanne Jennings Trustees  
PO Box 291  
Zephyr Cove NV 89448

**Escrow No.: ZC3143-JL**

RPTT \$4,660.50

**GRANT, BARGAIN, SALE DEED**

**Document Signed in Counterpart**

THIS INDENTURE WITNESSETH: That

**Rossi Ralenkotter and Mary Jo C. Ralenkotter Trustees of the Ralenkotter Family Trust dated June 11, 2001**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell, and Convey to:

**Christopher E. Jennings and Roxanne E. Jennings Trustees of The Jennings Family Trust dated March 22, 2018**

all that real property in the unincorporated area of Glenbrook, County of Douglas, State of Nevada, described as follows:

**See Attached Exhibit "A"**

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

**Signature Page attached and made a part hereof.**

Rossi Ralenkotter and Mary Jo C. Ralenkotter Trustees of the Ralendkotter Family Trust dated June 11, 2001

Rossi Ralenkotter  
By: Rossi Ralenkotter, Trustee

**Document Signed in Counterpart**  
By: Mary Jo C. Ralenkotter, Trustee

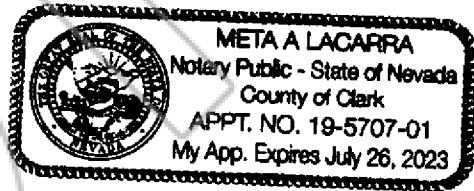
STATE OF NEVADA  
COUNTY OF CLARK

} ss:

This instrument was acknowledged before me on 6-30-2021

by Rossi T Ralenkotter Xxy

[Signature] (seal)  
Notary Public



**Document Signed in Counterpart**

## LEGAL DESCRIPTION

### EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, AND IS DESCRIBED AS FOLLOWS:

BEGINNING at a point at the Southeast corner of the parcel, said point being described as bearing North  $0^{\circ}28'52''$  East a distance of 818.73 feet from the South one-Quarter of Section 34; thence North  $89^{\circ}56'12''$  West 213.20 feet to the Southwest corner of the parcel and on the Easterly right-of-way line of U.S. Highway No. 50; thence north  $11^{\circ}22'15''$  West along the right-of-way line 144.96 feet to a point; thence from a tangent which is the last described course, curving to the right along the right-of-way line with a radius of 1960 feet through an angle of  $0^{\circ}38'40''$  an arc distance of 21.67 feet to the Northwest corner of the parcel; thence South  $89^{\circ}55'35''$  East 247.36 feet to the Northeast corner of the parcel and the One-Quarter section line running North and South through Section 34; thence South  $0^{\circ}28'52''$  West along the One-Quarter section line 163.66 feet to the POINT OF BEGINNING.

Also the right and privilege to the use through pipe lines of water heretofore and hereafter assigned to the above parcels from that certain spring generally known and designated as Beatty Springs, situate in Lot 4, Section 34, Township 14 North, Range 18 East.

Per NRS 111.312 this legal description was previously recorded at Document No. 01261, Book 676, Page 1303 on June 24, 1976.

APN: 1418-34-402-002

A.P.N.: 1418-34-402-002

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**Christopher E. Jennings and Roxanne E. Jennings Trustees of The Jennings Family Trust dated March 22, 2018**

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**See Attached Exhibit "A"**

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

**Signature Page attached and made a part hereof.**

Rossi Ralenkotter and Mary Jo C. Ralenkotter Trustees of the Ralendkotter Family Trust dated June 11, 2001

**Document Signed in Counterpart**

By: Rossi Ralenkotter, Trustee

*Mary Jo C. Ralenkotter*

By: Mary Jo C. Ralenkotter, Trustee

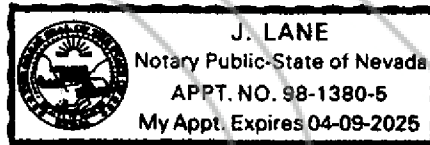
STATE OF NEVADA  
COUNTY OF *Douglas*

} ss:

This instrument was acknowledged before me on 07/02/2021

by *Mary Jo C. Ralenkotter*

*J. Lane* (seal)  
Notary Public



**Document Signed in Counterpart**

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APN: 1418-34-402-002

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

**1. Assessor Parcel Number(s)**

- a) 1418-34-402-002
- b) \_\_\_\_\_
- c) \_\_\_\_\_
- d) \_\_\_\_\_

**2. Type of Property:**

- a)  Vacant Land Res.
- b)  Single Fam.
- c)  Condo/Twnhse
- d)  2-4 Plex
- e)  Apt. Bldg
- f)  Comm'/Ind'l
- g)  Agricultural
- h)  Mobile Home
- Other

<b>FOR RECORDER'S OPTIONAL USE ONLY</b>	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

**3. Total Value/Sales Price of Property:**

Deed in Lieu of Foreclosure Only (value of property) \$1,195,000.00  
 Transfer Tax Value \$1,195,000.00  
 Real Property Transfer Tax Due: \$4,660.50

**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 Rossi Ralenkotter By: Rossi Ralenkotter, Trustee

Signature \_\_\_\_\_ By: Christopher E. Jennings, Trustee

**SELLER (GRANTOR) INFORMATION**

(Required)

Print Name: Rossi Ralenkotter and Mary Jo C. Ralenkotter Trustees of the Ralenkotter Family Trust dated June 11, 2001

Address: 9 CHINESE FIRE TRAIL, NV LAS VEGAS, NV 89141

**BUYER (GRANTEE) INFORMATION**

(Required)

Print Name: Christopher E. Jennings and Roxanne E. Jennings Trustees of The Jennings Family Trust dated March 22, 2018

Address: PO Box 291, Zephyr Cove, NV 89448

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**

Print Name: Signature Title Company LLC Escrow #: ZC3143-JL  
 Address: 212 Elks Point Road, Suite 445, P.O. Box 10297, Zephyr Cove, NV 89448

**AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED**