

DOUGLAS COUNTY, NV **2021-971177**
RPTT:\$3077.10 Rec:\$40.00
\$3,117.10 Pgs=3 07/21/2021 11:21 AM
FIRST AMERICAN TITLE MINDEN
KAREN ELLISON, RECORDER

A.P.N.: 1220-17-401-012
File No: 143-2626457 (mk)
R.P.T.T.: \$3,077.10

When Recorded Mail To: Mail Tax Statements To:
William C. Sandvik and Heidi R. Sandvik
1042 11th Street
Ramona , CA 92065

GRANT, BARGAIN and SALE DEED

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

Darlene McFarland, as Trustee of The Darlene McFarland Trust; dated October 28, 2009

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

William C. Sandvik and Heidi R. Sandvik, husband and wife as joint tenants, with Right of Survivorship

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

THE PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 17 AND THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 18, ALL IN TOWNSHIP 12 NORTH, RANGE 20 EAST, M.D.B. &M., DOUGLAS COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF VERDE WAY FROM WHICH THE QUARTER CORNER COMMON TO SECTIONS 17 AND 18, TOWNSHIP 12 NORTH, RANGE 20 EAST, M.D.B. &M., BEARS NORTH 0° 11' 07" WEST, 1,789.37 FEET, THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE OF VERDE WAY IN A NORTHWEST DIRECTION, 334 FEET, MORE OR LESS;

THENCE ON A TANGENT CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 75.00 FEET AND A CENTRAL ANGLE OF 66° 53' 10", AN ARC LENGTH OF 87.5 FEET, MORE OR LESS;

THENCE IN A SOUTHWEST DIRECTION, 15.2 FEET, MORE OR LESS, TO A POINT ON A CURVE ON THE NORTH RIGHT-OF-WAY OF KIMMERLING DRIVE (80 FEET WIDE);

THENCE ALONG SAID NORTH RIGHT-OF-WAY ALONG A CURVE CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 1240 FEET AND A LENGTH OF 456 FEET MORE OR LESS; THENCE SOUTH 45° 07' 30" EAST, 86.40 FEET, MORE OR LESS; THENCE NORTH 89° 52' 30" EAST, 587.90 FEET;

THENCE NORTH 0° 22' 45" WEST 291.72 FEET, MORE OR LESS, TO A POINT ON THE

AFOREMENTIONED SOUTH RIGHT-OF-WAY LINE OF VERDE WAY;

THENCE ALONG SAID SOUTH RIGHT-OF-WAY IN A NORTHWEST DIRECTION 532 FEET, MORE OR LESS, TO THE POINT BEGINNING.

NOTE: THE ABOVE METES AND BOUND DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED NOVEMBER 08, 2006, IN BOOK 1106, PAGE 2813, AS INSTRUMENT NO. 0688213.

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.

The Darlene McFarland Trust

Darlene McFarland, Trustee

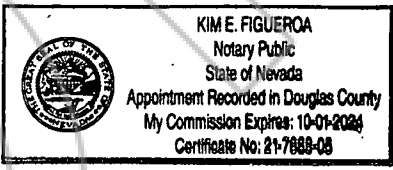
Darlene McFarland, Trustee

STATE OF **NEVADA**)
 : **SS.**
COUNTY OF **DOUGLAS**)

This instrument was acknowledged before me on July 7, 2021 by **Darlene McFarland, as Trustee**.

[Signature]

Notary Public
(My commission expires: 10/01/2024)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. 143-2626457.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1220-17-401-012
- 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: \$789,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$789,000.00
- d) Real Property Transfer Tax Due \$3,077.10

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: [Signature]

Capacity: agent

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

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

Print Name: The Darlene McFarland Trust
 Address: 1026 Kimmerling Rd
 City: Gardnerville
 State: NV Zip: 89460

Print Name: William C. Sandvik and Heidi R. Sandvik
 Address: 1042 11th Street
 City: Ramona
 State: CA Zip: 92065

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

Print Name: Company
 Address: 1663 US Highway 395, Suite 101
 City: Minden

File Number: 143-2626457 mk/ kf
 State: NV Zip: 89423

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)