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.



Parlane,	MCFalands	, fruster	,	\	\ \
Darlene McFar					\ \
		•	<		7.1
					\
•					
				/ /	
))	
STATE OF	NEVADA)		/ /	•
COUNTY OF	DOUGLAS	: ss.			
			M. ~-	1/2001	
	nt was acknowledged		<u> MIX -</u>	1,0001	by
Darjene McF	arland, as Trustee		O No.		
\bigcap			\ · · · ·	KIM E. FIGUEROA	
11 Ar.	1 TX	-		Notary Public State of Nevada	
	NotaryPublic	TxxI	A CONTRACTOR	ppointment Recorded in Douglas County My Commission Expires: 10-01-2024	
(My commission	on expires: WVV	1007		Certificate No: 21-7688-05	
	The state of the s				

The Darlene McFarland Trust

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

STATE OF NEVADA DECLARATION OF VALUE

a) 1220-17-401-012 b)	1.	Assessor Parcel Number(s)	/\
2. Type of Property a)	a)_	1220-17-401-012	()
2. Type of Property a)			\ \
2. Type of Property a)	_		\ \
a) Vacant Land b) Single Fam. Res. c) Condo/Twnhse d) 2-4 Plex Book Page: e) Apt. Bldg. f) Comm'l/Ind'l Date of Recording: g) Agricultural h) Mobile Home Notes: i) Other 3. a) Total Value/Sales Price of Property: b) Deed in Lieu of Foreclosure Only (value of property) (\$ c) Transfer Tax Value: 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 fointly and severally liable for any additional amount owed Signature: Signature: SELLER (GRANTOR) INFORMATION (REQUIRED) William C. Sandvik and	a)_		\ \
c) Condo/Twnhse d) 2-4 Plex Book Page: e) Apt. Bldg. f) Comm'l/Ind'l Date of Recording: g) Agricultural h) Mobile Home i) Other 3. a) Total Value/Sales Price of Property: b) Deed in Lieu of Foreclosure Only (value of property) (\$ c) Transfer Tax Value: d) Real Property Transfer Tax Due 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 control of the displayer of	2.	Type of Property	\- \-
e) Apt. Bldg. f) Comm'l/Ind'l Date of Recording: g) Agricultural h) Mobile Home Notes: i) Other 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: SELLER (GRANTOR) INFORMATION (REQUIRED) William C. Sandvik and	a)	Vacant Land b) Single Fam. Res.	FOR RECORDERS OPTIONAL USE
e) Apt. Bldg. f) Comm'I/Ind'I Date of Recording: g) Agricultural h) Mobile Home Notes: i) Other 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: SELLER (GRANTOR) INFORMATION (REQUIRED) William C. Sandvik and	c)	Condo/Twnhse d) 2-4 Plex	Book Page:
g) Agricultural h) Mobile Home Notes: i) Other 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: Capacity: SELLER (GRANTOR) INFORMATION (REQUIRED) William C. Sandvik and	-	<u> </u>	
i) Other 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 contly and severally liable for any additional amount owed. Signature: Capacity: Signature: Capacity: SELLER (GRANTOR) INFORMATION (REQUIRED) William C. Sandvik and	•		
3. a) Total Value/Sales Price of Property: b) Deed in Lieu of Foreclosure Only (value of property) (\$ c) Transfer Tax Value: d) Real Property Transfer Tax Due 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 control and severally liable for any additional amount owed. Signature: SELLER (GRANTOR) INFORMATION (REQUIRED) William C. Sandvik and			Notes:
b) Deed in Lieu of Foreclosure Only (value of property) c) Transfer Tax Value: d) Real Property Transfer Tax Due 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: Signature: Capacity: Capacity: Capacity: BUYER (GRANTEE) INFORMATION (REQUIRED) William C. Sandvik and	i)	Other	
c) Transfer Tax Value: 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 control and severally liable for any additional amount owed. Signature: Signature: Signature: Capacity: Capacity: Capacity: Capacity: Capacity: Milliam C. Sandvik and	3.	a) Total Value/Sales Price of Property:	\$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 idently and severally liable for any additional amount owed. Signature: Signature: Signature: Capacity: Capacity: Capacity: Capacity: William C. Sandvik and		b) Deed in Lieu of Foreclosure Only (value of pro	pperty) (_\$
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: SELLER (GRANTOR) INFORMATION (REQUIRED) William C. Sandvik and		c) Transfer Tax Value:	\$789,000.00
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 cintly and severally liable for any additional amount owed. Signature: SELLER (GRANTOR) INFORMATION (REQUIRED) William C. Sandvik and		d) Real Property Transfer Tax Due	\$3,077.10
5. Partial Interest: Percentage being transferred:	4.	If Exemption Claimed:	\ / /
5. Partial Interest: Percentage being transferred:		a. Transfer Tax Exemption, per 375,090, Section	n:
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: SELLER (GRANTOR) INFORMATION (REQUIRED) William C. Sandvik and			
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: Capacity: Capacity: SELLER (GRANTOR) INFORMATION (REQUIRED) William C. Sandvik and			
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: SELLER (GRANTOR) INFORMATION (REQUIRED) William C. Sandvik and	5.	Partial Interest: Percentage being transferred:	%
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: Capacity: Capacity: SELLER (GRANTOR) INFORMATION (REQUIRED) William C. Sandvik and		The undersigned declares and acknowledges, u	nder penalty of perjury, pursuant to NRS
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: Capacity: Capacity: SELLER (GRANTOR) INFORMATION (REQUIRED) William C. Sandvik and	375	.060 and NRS 375.110, that the information	provided is correct to the best of their
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: Capacity: Capacity: SELLER (GRANTOR) INFORMATION (REQUIRED) (REQUIRED) William C. Sandvik and	the	information provided herein. Furthermore the	umentation if called upon to substantiate prarties agree that disallowance of any
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: SELLER (GRANTOR) INFORMATION (REQUIRED) (REQUIRED) William C. Sandvik and	clair	med exemption, or other determination of addit	onal tax due, may result in a penalty of
Signature: Capacity: Capacity: Signature: SELLER (GRANTOR) INFORMATION (REQUIRED) (REQUIRED) Capacity: Capacity: Manual Capacity: Capacity: Manual Capacity: Capacity: Manual Capacity: Capacity: Capacity: Manual Capacity: Cap	10%	6 of the tax due plus-interest at 1% per month.	Pursuant to NRS 375.030, the Buyer and
Signature: SELLER (GRANTOR) INFORMATION (REQUIRED) Capacity: BUYER (GRANTEE) INFORMATION (REQUIRED) William C. Sandvik and			
SELLER (GRANTOR) INFORMATION (REQUIRED) BUYER (GRANTEE) INFORMATION (REQUIRED) William C. Sandvik and	-		Capacity: (1)
(REQUIRED) William C. Sandvik and			Capacity:
William C. Sandvik and	and the same of th		
		(REQUIRED)	(REQUIRED) William C Sandvik and
Print Name: The Darlene McFarland Trust Print Name: Heidi R. Sandvik	Prin	t Name: The Darlene McFarland Trust	Print Name: Heidi R. Sandvik
Address: 1026 Kimmerling Rd Address: 1042 11th Street	Add	ress: 1026 Kimmerling Rd	Address: 1042 11th Street
City: Gardnerville City: Ramona	City	: Gardnerville	City: Ramona
State: NV Zip: 89460 State: CA Zip: 92065	Stat	te: NV Zip: 89460	State: CA Zip: 92065
COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)			
First American Title Insurance			
Print Name: Company File Number: 143-2626457 mk/ kf			File Number: 143-2626457 mk/ kf
Address 1663 US Highway 395, Suite 101 City: Minden State: NV Zip: 89423			State: NV 7in: 89423
(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)	City		: