

DOUGLAS COUNTY, NV  
Rec:\$40.00  
Total:\$40.00  
RICK NELSON

2021-972008  
08/04/2021 01:31 PM

Pgs=4

1318-26-101-083

APN: ~~061-0161-070~~

R.P.T.T.: \$0.00

Exempt: (NRS 375.090, Section 7)



KAREN ELLISON, RECORDER

E07

**This Document Prepared and  
After Recording, Return and  
Mail Tax Statements To:**

Thomas Delauer and Amber Delauer, as co-Trustees  
24336 San Juan Road  
Carmel, CA 93923

**Send Subsequent Tax Bills To:**

Thomas Delauer and Amber Delauer, as co-Trustees  
24336 San Juan Road  
Carmel, CA 93923  
Phone: 512-671-0110

## GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH THAT,

THOMAS DELAUER and AMBER DELAUER, husband and wife,

FOR GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do hereby GRANT, BARGAIN, SELL AND CONVEY to:

THOMAS DELAUER and AMBER DELAUER, as co-Trustees of THE TADALD TRUST, U/A dated July 12, 2019, the GRANTEE,

Whose mailing address is 24336 San Juan Road, Carmel, CA 93923;

All of the following described real estate situated in the County of Douglas, State of Nevada:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

Per NRS 111.312 – The Legal Description appeared previously in records, recorded on June 23, 2021, as Document No.2021-969556 in Douglas County Records, Douglas County, Nevada.

MORE commonly known as: 112 Cypress Way, Stateline NV 89449.

SUBJECT TO: the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements that are now of record, if any.

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

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including, but not limited to, the power to convey.

Dated this \_\_\_\_\_ day of July, 2021.

THOMAS DELAUER

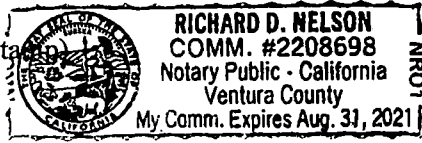
AMBER DELAUER

State of California

County of Ventura

This instrument was acknowledged before me on this July 24, 2021, by THOMAS DELAUER and AMBER DELAUER.

(Notary state)



A handwritten signature in black ink, appearing to read 'Richard D. Nelson', written over a horizontal line.

(Signature of notarial officer)

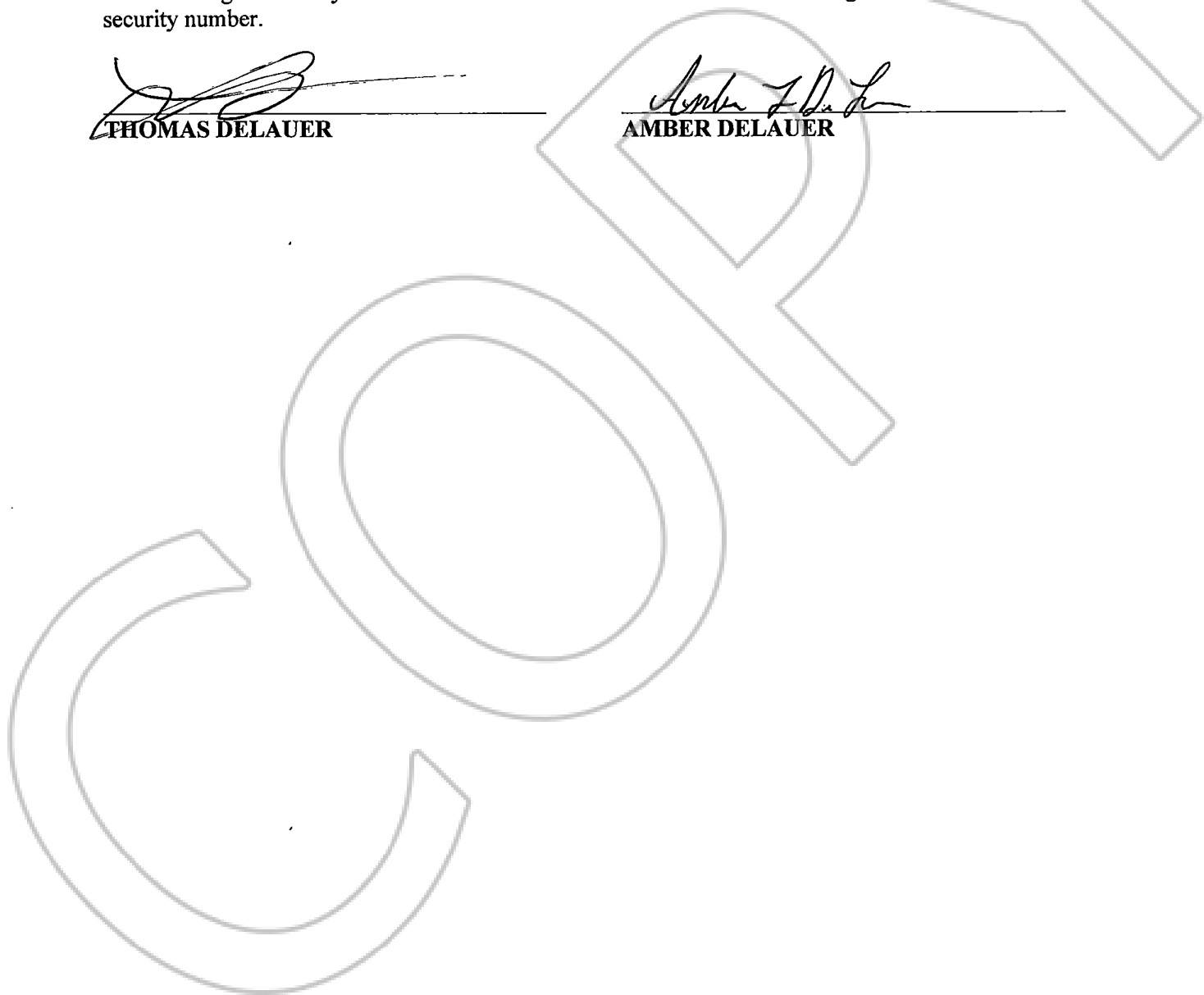
The undersigned hereby affirm that this document submitted for recording does not contain a social security number.

A handwritten signature in black ink, appearing to read 'Thomas Delauer', written over a horizontal line.

THOMAS DELAUER

A handwritten signature in black ink, appearing to read 'Amber Delauer', written over a horizontal line.

AMBER DELAUER



## **EXHIBIT "A"** **LEGAL DESCRIPTION**

The land referred to herein is situated in the County of Douglas, State of Nevada and is described as follows:

A portion of Lot 1 of the Revised Plat of the Northeast Quarter of the Northwest Quarter of Section 26, Township 13 North, Range 18 East, Douglas County, Nevada, Recorded August 3, 1076 in Book 876, Page 148 as document No. 02240, described as follows:

The South 85.00 feet of the North 1,043.53 feet of the East 163.80 feet of the Northeast Quarter of the Northwest Quarter of Section 26, Township 13 North, Range 18 East, M.D.B.&M.

NOTE: The above metes and bounds description appeared previously in that certain Grant, Bargain and Sale Deed recorded in the office of the County Recorder of Lyon County, Nevada on November 28, 2012, as Document No. 813507 of Official Records

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s):

- a. ~~6610-161-070~~
- b. 1318-26-101-083
- c. \_\_\_\_\_
- d. \_\_\_\_\_

FOR RECORDER'S OPTIONAL USE ONLY

Book: \_\_\_\_\_ Page: \_\_\_\_\_  
Date of Recording: \_\_\_\_\_  
Notes: Trust OK BC

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: \_\_\_\_\_

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

b. Deed in Lieu of Foreclosure Only (value of property)	\$	<u>NO SALE</u>
c. Transfer Tax Value:	\$	<u>0.00</u>
d. Real Property Transfer Tax Due:	\$	<u>0.00</u>

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption per NRS 375.090, Section 7
- b. Explain Reason for Exemption: Transfer without consideration to a revocable, inter-vivos trust for the benefit of the grantors.

5 Partial Interest: Percentage being transferred: \_\_\_\_\_ %

The undersigned declare and acknowledge, 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: Grantor

Signature: [Signature] Capacity: Grantee

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

Print Name: Thomas Delauer and Amber Delauer  
Address: 24336 San Juan Road  
City: Carmel  
State CA Zip: 93923

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

Print Name: Thomas Delauer and Amber Delauer, co-trustees of THE TADALD TRUST  
Address: Same as Grantor  
City: Same as Grantor  
State: Same as Grantor Zip: Same as Grantor

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

TEAM Legal Document Services  
280 E. Thousand Oaks Blvd. #B  
Thousand Oaks Ca 91360

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