

**APN:** 1220-01-002-026

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

**Exempt:** (NRS 375.090, Section 7)

**This Document Prepared By:**

SCOTT N. TISEVICH, ESQ.

*Attorney at Law*

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Reno, Nevada 89502

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**After Recording, Return and  
Mail Tax Statements To:**

James Anthony De Joria and  
Barbara Ann De Joria, as co-Trustees

PO Box 251

Gardnerville, NV 89410

**Send Subsequent Tax Bills To:**

Same as Above

**GRANT, BARGAIN AND SALE DEED**

THIS INDENTURE WITNESSETH THAT,

JAMES A. DEJORIA and BARBARA A. DE JORIA, husband and wife, as Joint Tenants. FOR GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do hereby GRANT, BARGAIN, SELL AND CONVEY to:

JAMES ANTHONY DE JORIA and BARBARA ANN DE JORIA, as co-Trustees of THE DE JORIA FAMILY TRUST, U/A dated April 29, 2021, the GRANTEE,

Whose mailing address is PO Box 251, Gardnerville, NV 89410.

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.

MORE commonly known as: 1908 Black Sage Circle, Gardnerville, NV 89410.

**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 29th day of April, 2021.

  
\_\_\_\_\_  
**JAMES A. DE JORJA**

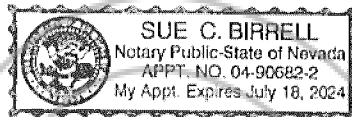
  
\_\_\_\_\_  
**BARBARA A. DE JORJA**


State of Nevada

County of Washoe

This instrument was acknowledged before me on this April 29, 2021, by JAMES A. DE JORJA and BARBARA A. DE JORJA.

(Notary stamp)



  
\_\_\_\_\_  
(Signature of notarial officer)

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

  
\_\_\_\_\_  
**JAMES A. DE JORJA**

  
\_\_\_\_\_  
**BARBARA A. DE JORJA**

**EXHIBIT "A"**

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

A parcel of land located in the Northwest corner of the Southwest quarter of the Southeast quarter of Section 1, Township 12 North, Range 20 East, M.D.B. & M., in Douglas County, Nevada, described as follows:

Beginning at a point on the West boundary of said Southwest quarter Southeast quarter Section 1, from which the South one -quarter corner of said Section 1 bears South 0°01'21" West, 942.05 Feet;

Thence along said West boundary North 0°01'21" East, 380.00 Feet;

Thence South 89°52'02" East, 280.00 Feet along the North boundary of said Southwest Quarter Southeast Quarter;

Thence South 7°28'17" East, 333.36 Feet to a cul-de-sac;

Thence on a curve of the cul-de-sac with a 50 Foot radius from a tangent bearing of South 82°31'43" West through an angle of 82°23'46" for a length of 71.90 Feet;

Thence North 89°52'03" West, 280.00 feet to the Point of Beginning.

Together with an easement for a road located in the Southwest Quarter of the Southeast Quarter Section 1, Township 12 North, Range 20 East, M.D.B.&M., known as the Black Sage Circle, 50 Feet Wide, being 25 Feet on each side of the centerline with a cul-de-sac at the Northwest end with a 50 foot radius and described as follows:

Beginning at a point in the centerline of the Fish Spring Road from which the South one quarter corner of said Section 1, bears South 44°19'12" West, 897.84 Feet;

Thence running North 44°48'25" West, 421.32 Feet to the center of the cul-de-sac including the 50 Foot radius cul-de-sac.

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The above metes and bounds description appeared previously in that certain document recorded March 1, 2001, in Book 301, page 229 as Documents No. 509651 of Official Records.

More commonly known as: 1908 Black Sage Circle, Gardnerville, NV

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s):

- a. 1220-01-002-026
- b. \_\_\_\_\_
- c. \_\_\_\_\_
- d. \_\_\_\_\_

2. Type of Property:

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

10/1/21 Trust  
Ok~A.B.

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

b. Deed in Lieu of Foreclosure Only (value of property)	\$	<u>NO SALE</u> <u>0.00</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: Barbara A De Joria Capacity: Grantor

Signature: James A De Joria Capacity: Grantee

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

Print Name: James A De Joria and Barbara A De Joria  
Address: PO Box 251  
City: Gardnerville  
State: NV Zip: 89410

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

Print Name: James Anthony De Joria and Barbara Ann De Joria, co-trustees  
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)**

SCOTT N. TISEVICH, ESQ.  
*Attorney at Law*  
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Suite 269  
Reno, Nevada 89502