

DOUGLAS COUNTY, NV **2021-976495**  
RPTT:\$3705.00 Rec:\$40.00  
\$3,745.00 Pgs=3 11/03/2021 12:44 PM  
TICOR TITLE - GARDNERVILLE  
KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO:  
GERALD R MARSHALL AND LINDA DEE  
MARSHALL, TRUSTEES OF THE GERALD R  
MARSHALL AND LINDA DEE MARSHALL  
REVOCABLE TRUST DATED OCTOBER 7, 2013  
1130 Kingston Lane  
Gardnerville, NV 89460

MAIL TAX STATEMENTS TO:  
SAME AS ABOVE

Escrow No. 2106965-RLT

The undersigned hereby affirms that this document  
submitted for recording does not contain the social  
security number of any person or persons.  
(Pursuant to NRS 239b.030)

APN No.: 1220-17-615-027  
R.P.T.T. \$3,705.00

SPACE ABOVE FOR RECORDER'S USE ONLY

### GRANT, BARGAIN, SALE DEED


**THIS INDENTURE WITNESSETH:** That Richard E. Moon and Laura D. Moon, husband and wife,  
as joint tenants with right of survivorship


**FOR A VALUABLE CONSIDERATION**, receipt of which is hereby acknowledged, do/does hereby  
Grant, Bargain, Sell and Convey to GERALD R MARSHALL AND LINDA DEE MARSHALL,  
TRUSTEES OF THE GERALD R MARSHALL AND LINDA DEE MARSHALL REVOCABLE  
TRUST DATED OCTOBER 7, 2013

all that real property situated in the County of Douglas, State of Nevada, described as follows:  
**SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF**

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

Signature and notary acknowledgement on page two.

  
Richard E. Moon

  
Laura D. Moon

STATE OF NEVADA  
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on, 11/2/2021  
by Richard E. Moon and Laura D. Moon

\_\_\_\_\_  
NOTARY PUBLIC

This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow  
No. 02106965.



Escrow No. 2106965-RLT

**EXHIBIT A  
LEGAL DESCRIPTION**

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

That portion of the South 1/2 of the Northeast 1/4 of Section 17, Township 12 North, Range 20 East, M.D.B. & M. in the County of Douglas, State of Nevada, being more particularly described as follows: ~

Beginning at the Northeasterly corner of Lot 8 as said lot is shown on that certain "FINAL MAP PD 04-002 FOR GREGORY LYNN & SUZANNE TOWSE, LYNN/TOWSE 1995 TRUST AGREEMENT, RAIN SHADOW RANCH - PHASE 1," which was recorded in Book 0607 at Page 9070 as Document No. 703979, in the Official Records of Douglas County; thence Southerly along the Easterly line of said Lot 8, S. 00°28'17"W., 150.00 feet to the Southeasterly corner of said lot; thence Westerly along the Southerly line of said lot N. 89°22'50" W., 155.28 feet to the Southwesterly corner of said lot, said corner being on the Northeasterly right-of-way line of Kingston Lane, said right of way line being a curve concave to the Southwest and having a radius of 108.00 feet, a radial line through said corner bears S. 75°05'00" E.; thence Northwesterly along said curve through a central angle of 58°42'16" an arc distance of 110.66 feet to the most Westerly corner of said lot, a radial line through said corner bears N. 46°12'44" E.; thence N. 30°05'04" E., 13.50 feet; thence N. 52°39'41" E., 58.53 feet to a point on the Northerly line of said lot; thence Easterly along the Northerly line of said lot, S. 89°22'50" E., 129.60 feet to the Point of Beginning.

Being further described as Lot 8A as shown on Record of Survey Map, recorded February 17, 2017, as Document No. 2017-894907, Official Records.

APN: 1220-17-615-027

Note: Document No. 896529 is provided pursuant to the requirements of Section 6.NRS 111.312.

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a. 1220-17-615-027  
 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 ONLY	
Book _____	Page _____
Date of Recording: _____	
Notes: _____	

3. a. Total Value/Sales Price of Property:                      \$ 950,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property)    \$ \_\_\_\_\_  
 c. Transfer Tax Value    \$ 950,000.00  
 d. Real Property Transfer Tax Due:                                \$ 3,705.00

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 \_\_\_\_\_ Capacity Agent  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: Richard E. Moon and Laura D Moon  
 Address: 1215 Lasso Ln  
 City: Gardnerville  
 State: NV Zip: 89410

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: GERALD R MARSHALL AND LINDA DEE MARSHALL, TRUSTEES OF THE GERALD R MARSHALL AND LINDA DEE MARSHALL REVOCABLE TRUST DATED OCTOBER 7, 2013  
 Address: 1130 Kingston Ln  
 City: Gardnerville  
 State: NV Zip: 89460

**COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)**  
 Print Name: Ticor Title of Nevada, Inc. Escrow No.: 02106965-020-RLT  
 Address: 1483 US Highway 395 N, Suite B  
 City, State, Zip: Gardnerville, NV 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED