

DOUGLAS COUNTY, NV **2021-977008**  
RPTT:\$2632.50 Rec:\$40.00  
\$2,672.50 Pgs=3 11/15/2021 11:15 AM  
TICOR TITLE - GARDNERVILLE  
KAREN ELLISON, RECORDER

**WHEN RECORDED MAIL TO:**  
John W. Cullens or Mary Ann Truex Trustees of the  
John W. Cullens and Mary Ann Truex Living Trust  
dated November 17, 1992  
78195 Monte Sereno Cir  
Minden, NV 89423

**MAIL TAX STATEMENTS TO:**  
SAME AS ABOVE

Escrow No. 2107291-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.: I320-08-410-020  
R.P.T.T. \$2,632.50

SPACE ABOVE FOR RECORDER'S USE ONLY

### **GRANT, BARGAIN, SALE DEED**

**THIS INDENTURE WITNESSETH:** That F. Heise Land and Livestock Co. Inc., a Nevada Corporation

**FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to John W. Cullens or Mary Ann Truex Trustees of the John W. Cullens and Mary Ann Truex Living Trust dated November 17, 1992**

**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.**

F. Heise Land and Livestock Co. Inc., a  
Nevada Corporation

Clarence Burr  
By: Clarence Burr, President.

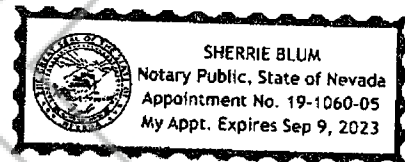
STATE OF NEVADA  
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on, November 10, 2021  
by Clarence Burr

[Signature]  
NOTARY PUBLIC

This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow  
No. 02107291.



Escrow No. 2107291-RLT

**EXHIBIT A  
LEGAL DESCRIPTION**

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

**PARCEL 1:**

All that certain piece or parcel of land situate in the SW 1/4 of Section 8, Township 13 North, Range 20 East, M.D.M., and more particularly described as follows:

Parcel 2A of Building 2 as shown on the Record of Survey, Document # 626022, Recorded in the Office of the Douglas County Recorder and more particularly described as follows:

Commencing at the Southwest property corner of Tract 6, Block "B" as shown on Document # 426476 thence North 20°32'32" East, 30.79 feet to the POINT OF BEGINNING; Thence through the following courses;

1. North 00°01'04" East, 40.00 feet;
2. South 89°58'56" East, 80.00 feet;
3. South 00°01'04" West, 40.00 feet;
4. North 89°58'56" West, 80.00 feet to the POINT OF BEGINNING.

APN: 1320-08-410-020

Note: Document No. 637428 is provided pursuant to the requirements of Section 6.NRS 111.312.

**PARCEL 2:**

All that certain piece or parcel of land situate in the SW 1/4 of Section 8, Township 13 North, Range 20 East, M.D.M., and more particularly described as follows:

Parcel 2B of Building 2 as shown on the Record of Survey, Document # 626022, Recorded in the Office of the Douglas County Recorder and more particularly described as follows:

Commencing at the Southwest property corner of Tract 6, Block "B" as shown on Document # 426476 thence North 20°32'32" East, 30.79 feet; thence North 00°01'04" East, 40.00 feet to the POINT OF BEGINNING; Thence through the following courses;

1. North 00°01'04" East, 40.00 feet;
2. South 89°58'56" East, 80.00 feet;
3. South 00°01'04" West, 40.00 feet;
4. North 89°58'56" West, 80.00 feet to the POINT OF BEGINNING.

APN: 1320-08-410-021

Note: Document No. 637426 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. 1320-08-410-020  
 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:                      \$ 675,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property)                      \$ \_\_\_\_\_  
 c. Transfer Tax Value                                              \$ 675,000.00  
 d. Real Property Transfer Tax Due:                                              \$ 2,632.50

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 Agents  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: F. Heise Land and Livestock Co. Inc., a Nevada Corporation  
 Address: 1693 County Road, Ste A  
 City: Minden  
 State: NV Zip: 89423

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: John W. Cullens or Mary Ann Truex Trustees of the John W. Cullens and Mary Ann Truex Living Trust dated November 17, 1992  
 Address: 78195 Monte Sereno Cir  
 City: Minden  
 State: NV Zip: 89423

**COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)**  
 Print Name: Ticor Title of Nevada, Inc. Escrow No.: 02107291-020-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