

APN# 1320-32-717-005

DOUGLAS COUNTY, NV **2021-977180**
RPTT:\$0.00 Rec:\$40.00
\$40.00 Pgs=3 **11/17/2021 10:06 AM**
THE LAW OFFICE OF ANGIE M ELQUIST PLLC
KAREN ELLISON, RECORDER E07

Recording Requested by:

Name: Peter and Katherine Rogne

Address: 1467 Douglas Avenue

City/State/Zip: Gardnerville, Nevada 89410

When Recorded Mail to:

Name: The Peter and Katherine Rogne Trust

Address: 186 Candy Dance Lane

City/State/Zip: Genoa, Nevada 89411

Mail Tax Statement to:

Name: The Peter and Katherine Rogne Trust

Address: 186 Candy Dance Lane

City/State/Zip: Genoa, Nevada 89411

(for Recorder's use only)

GRANT, BARGAIN, SALE DEED

(Title of Document)

Please complete Affirmation Statement below:

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the personal information of any person or persons.
(Per NRS 239B.030)

-OR-

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does contain the personal information of a person or persons as required by law:

(State specific law)

Signature

Title

Peter Gary Rogne

Printed Name

This page added to provide additional information required by NRS 111.312 Sections 1-2 and NRS 239B.030 Section 4.

This cover page must be typed or printed in black ink.

(Additional recording fee applies)

APN: 1320-32-717-005

MAIL TAX STATEMENT TO:

The Peter and Katherine Rogney Trust
186 Candy Dance Lane
Genoa, Nevada 89411

GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, PETER ROGNEY and KATHERINE ROGNEY, husband and wife as joint tenants with right of survivorship ("GRANTOR"), do hereby Grant, Bargain Sell and Convey to PETER GARY ROGNEY and KATHERINE KOLBE ROGNEY, Grantors and Trustees, or any Successor Trustee of THE PETER AND KATHERINE ROGNEY TRUST, dated February 5, 2021, and any amendments thereto ("GRANTEE"), all the real property located at 1467 Douglas Avenue, Gardnerville, Nevada 89410, Douglas County, Assessor's Parcel Number 1320-32-717-005, and more particularly described as follows:

All that certain lot, piece or parcel of land situate in the County of Douglas, State of Nevada, described as follows: Being a portion of Lots 8 and 9, in Block A, in the HAWKINS ADDITION TO THE TOWN OF GARDNERVILLE, as per the Official Map or Plat thereof, on record in the office of the County Recorder of Douglas County, Nevada on May 16, 1915, being further described as follows:

Beginning at a point 126 feet from the Northwest corner of Block A in Hawkins Addition to the town of Gardnerville, the line runs Northeasterly at right angles to Douglas Avenue 170 feet; thence at right angles 57 feet Southeasterly; thence at right angles 170 feet Southwesterly; thence at right angles 57 feet Northwesterly along Douglas Avenue to the point of beginning.

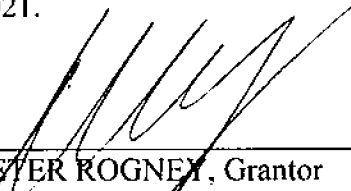
NOTE: The above metes and bounds description appeared previously in that certain Grant, Bargain and Sale Deed recorded in the office of the County Recorder of Douglas County, Nevada on September 30, 2016, as Document No. 2016-888435 of Official Records.

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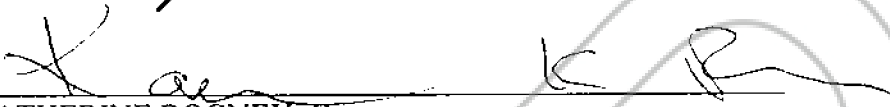
TOGETHER WITH all and tenements, hereditaments and appurtenances, including but not limited to, easements and water rights, if any, thereto belonging or in any manner appertaining, and any reversions, remainders, rents, issues, or profits thereof.

TO HAVE AND TO HOLD, the described property, together with the appurtenances, unto the GRANTEE and GRANTEE's successors and assigns forever.

IN WITNESS WHEREOF, the GRANTOR caused this instrument to be executed on February 5, 2021.



PETER ROGNEY, Grantor




KATHERINE ROGNEY, Grantor

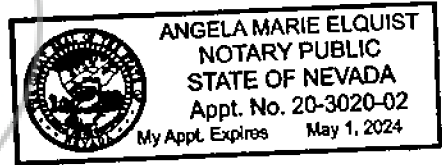
STATE OF NEVADA)
)ss.
COUNTY WASHOE)

On February 5, 2021, before me, a notary public, personally appeared, PETER ROGNEY and KATHERINE ROGNEY, personally known to me or proved on the basis of satisfactory evidence to be the person who subscribed the foregoing instrument, and acknowledged to me that they executed the same freely and voluntarily for the uses and purposes therein expressed.

WITNESS by my hand and official seal.



NOTARY PUBLIC, in and for the County of Washoe, State of Nevada



STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number (s)

- a) 1320-32-717-005
 b) _____
 c) _____
 d) _____

2. Type of Property:

- | | | | |
|-----------------------------|--------------|--|-----------------|
| a) <input type="checkbox"/> | Vacant Land | b) <input checked="" type="checkbox"/> | Single Fam Res. |
| c) <input type="checkbox"/> | Condo/Twnhse | d) <input type="checkbox"/> | 2-4 Plex |
| e) <input type="checkbox"/> | Apt. Bldg. | f) <input type="checkbox"/> | Comm'l/Ind'l |
| g) <input type="checkbox"/> | Agricultural | h) <input type="checkbox"/> | Mobile Home |
| i) <input type="checkbox"/> | Other | | |

FOR RECORDERS OPTIONAL USE ONLY

Notes: Trust ok - js

3. Total Value/Sales Price of Property:

\$ 0.00
 Deed in Lieu of Foreclosure Only (value of property) \$ _____
 Transfer Tax Value: \$ _____
 Real Property Transfer Tax Due: \$ 0.00

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section: 7
 b. Explain Reason for Exemption: _____
This is a transfer of title to a trust, without consideration, and a certificate of trust is presented.

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 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 Grantor
 Signature _____ Capacity Grantee

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Pete and Kay Rogney
 Address: 1467 Douglas Avenue
 City: Gardnerville
 State: NV Zip: 89410

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: The Peter and Katherine Rogney Trust, Trustee
 Address: 186 Candy Dance Lane
 City: Genoa
 State: NV Zip: 89411

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: The Law Office of Angie M. Elquist Escrow # N/A
 Address: 615 South Arlington Avenue
 City: Reno State: Nevada Zip: 89509

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)