

DOUGLAS COUNTY, NV **2021-978614**
RPTT:\$4095.00 Rec:\$40.00
\$4,135.00 Pgs=3 **12/20/2021 11:04 AM**
FIRST CENTENNIAL - RENO (MAIN OFFICE)
KAREN ELLISON, RECORDER

APN: 1320-25-001-002
R.P.T.T.: \$4,095.00
Escrow No.: 21023749-DR
When Recorded Return To:
Fred M. Comer and Nancy E. Comer
1844 Maverick Trail
Minden, NV 89423

Mail Tax Statements to:
Fred M. Comer and Nancy E. Comer
1844 Maverick Trail
Minden, NV 89423

SPACE ABOVE FOR RECORDER'S USE

GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Nicholas R. Pchelkin and Marjorie Leona Pchelkin, Trustees of Pchelkin Family Living Trust, Dated September 16, 2011

do(es) hereby Grant, Bargain, Sell and Convey to

Fred M. Comer and Nancy E. Comer, husband and wife, as joint tenants with right of survivorship

all that real property situated in the County of Douglas , State of Nevada, described as follows:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "A"

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

Dated this 16 day of December, 2021.

Pchelkin Family Living Trust, Dated September 16, 2011

BY: Nicholas R. Pchelkin
Nicholas R. Pchelkin
Trustee

BY: Marjorie Leona Pchelkin
Marjorie Leona Pchelkin
Trustee

STATE OF NEVADA

COUNTY OF Carson City

This instrument was acknowledged before me on this 16th day of December, 2021, by Nicholas R. Pchelkin, as Trustee and Marjorie Leona Pchelkin, as Trustee of Pchelkin Family Living Trust, Dated September 16, 2011.

Kris Thorson
Notary Public

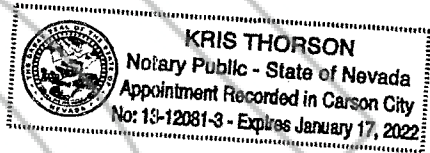
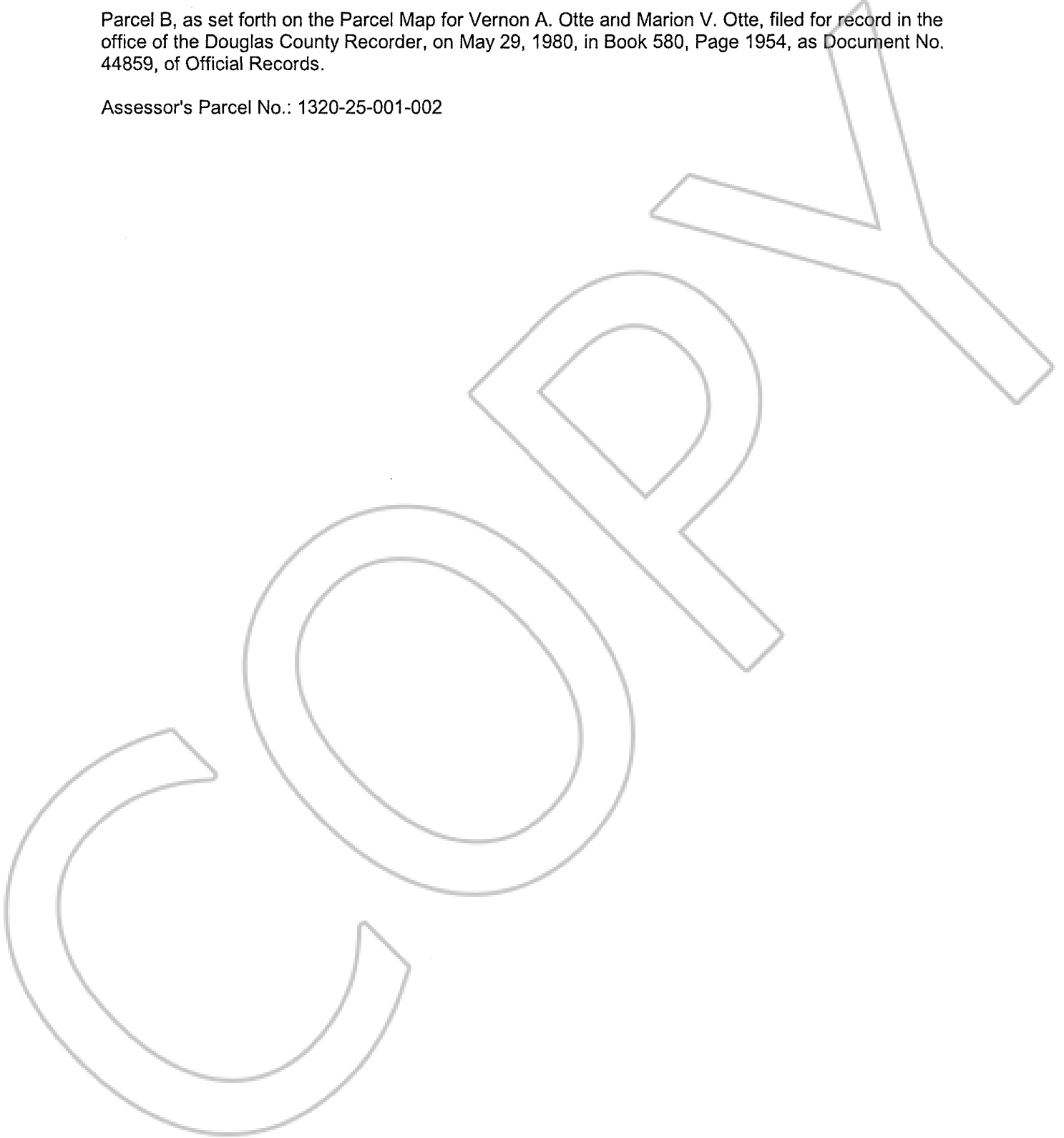


EXHIBIT A

Parcel B, as set forth on the Parcel Map for Vernon A. Otte and Marion V. Otte, filed for record in the office of the Douglas County Recorder, on May 29, 1980, in Book 580, Page 1954, as Document No. 44859, of Official Records.

Assessor's Parcel No.: 1320-25-001-002



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1320-25-001-002
 b) _____
 c) _____
 d) _____

2. Type of Property:
- | | |
|--|--|
| a) <input type="checkbox"/> Vacant Land | b) <input checked="" type="checkbox"/> Sgl. Fam. Residence |
| 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 |
| <input type="checkbox"/> Other: _____ | |

| FOR RECORDER'S OPTIONAL USE ONLY | |
|----------------------------------|------------|
| Document/Instrument No.: | _____ |
| Book _____ | Page _____ |
| Date of Recording: | _____ |
| Notes: | _____ |

- | | |
|---|-----------------------|
| 3. a. Total Value/Sale Price of Property: | <u>\$1,050,000.00</u> |
| b. Deed in Lieu of Foreclosure Only (value of property) | <u>(\$0.00)</u> |
| c. Transfer Tax Value: | <u>\$1,050,000.00</u> |
| d. Real Property Transfer Tax Due: | <u>\$4,095.00</u> |

4. **IF EXEMPTION CLAIMED:**
- a. Transfer Tax Exemption, per NRS 375.090, Section: _____
- b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage Being Transferred: 100.00%

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 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: Nicholas R Pchelkin Capacity: _____ Grantor

Signature _____ Capacity: _____ Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

| | |
|--|---|
| Print Name: <u>Nicholas R. Pchelkin and Marjorie Leona Pchelkin, Trustees of Pchelkin Family</u> | Print Name: <u>Fred M. Comer and Nancy E. Comer</u> |
| Address: <u>Living Trust, Dated September 16, 2011</u> | Address: <u>1844 Maverick Trail</u> |
| Address: <u>1844 Maverick Trail</u> | City: <u>Minden</u> |
| City: <u>Minden</u> | State: <u>Nevada</u> |
| State: <u>NV</u> Zip: <u>89423</u> | Zip: <u>89423</u> |

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

Print Name: First Centennial Title Company of Nevada Esc. #: 21023749-DR

Address: 896 W Nye Ln, Ste 104

City: Carson City State: NV Zip: 89703

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

**STATE OF NEVADA
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 b) _____
 c) _____
 d) _____

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| 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 |
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Signature: _____ Capacity: Grantor

Signature: Fred M. Comer Capacity: Grantee

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(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

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