

A.P.N.: 1320-07-801-010
File No: 143-2634811 (mk)
R.P.T.T.: \$ 0 #7

DOUGLAS COUNTY, NV 2021-979149
RPTT:\$0.00 Rec:\$40.00
\$40.00 Pgs=3 12/30/2021 12:42 PM
FIRST AMERICAN TITLE MINDEN
KAREN ELLISON, RECORDER E07

When Recorded Mail To: Mail-Tax Statements To:

Suzane Flood
15605 Fawn Lane
Reno, NV 89511

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Suzanne A. Flood, as her sole and separate property

do(es) hereby *GRANT, BARGAIN and SELL* to

Gerald R. Flood and Suzanne A. Flood, Trustees of The Flood Family Trust
dated January 18, 2001

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

**A PARCEL OF LAND SITUATE IN SECTIONS 7, 8, 17 AND 18, TOWNSHIP 13 NORTH,
RANGE 20 EAST, M.D.B. & M., DOUGLAS COUNTY, NEVADA, AND BEING MORE
PARTICULARLY DESCRIBED AS FOLLOWS:**

**COMMENCING AT THE SECTION CORNER COMMON TO SECTION 7, 8, 17 AND 18,
SAID CORNER BEING MARKED WITH A 1/2" STEEL PIN;
THENCE ALONG THE SECTION LINE COMMON TO SECTIONS 8 AND 17, NORTH
89°38'01" EAST, 429.43 FEET TO THE TRUE POINT OF BEGINNING;
THENCE LEAVING SAID SECTION LINE, SOUTH 00°00'43" WEST, 1321.62 FEET TO A
POINT ON SOUTH LINE OF THE NORTH HALF (1/2) OF THE NORTHWEST QUARTER
(NW 1/4) OF SECTION 17;
THENCE ALONG THE SOUTH LINE, SOUTH 89°43'06" WEST, 429.43 FEET TO THE
SOUTHWEST CORNER OF THE NORTH HALF (N 1/2) OF THE NORTHWEST QUARTER
(NW 1/4) OF SECTION 17;
THENCE LEAVING SAID SOUTH LINE, AND ALONG THE SECTION LINE COMMON TO
SECTIONS 17 AND 18, NORTH 00°00'43" EAST, 157.62 FEET TO A POINT;
THENCE LEAVING SAID SECTION LINE, NORTH 88°26'42" WEST, 377.33 FEET TO A
POINT;
THENCE NORTH 00°07'48" WEST, 688.75 FEET TO A POINT;
THENCE NORTH 88°54'17" WEST, 693.19 FEET TO A POINT;
THENCE NORTH 00°07'00" EAST 462.76 FEET TO A POINT ON THE SECTION LINE
COMMON TO SECTIONS 7 AND 18;
THENCE NORTH 00°07'00" EAST, 1239.23 FEET TO A POINT ON THE SOUTHERLY
RIGHT OF WAY LINE OF AIRPORT ROAD;**

**THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE, NORTH 89°42'04" EAST, 1071.16 FEET TO THE POINT OF INTERSECTION OF SAID SOUTHERLY RIGHT OF WAY LINE WITH THE SECTION LINE COMMON TO SECTIONS 7 AND 8;
THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE, NORTH 89°46'14" EAST 429.43 FEET TO A POINT;
THENCE LEAVING SAID SOUTHERLY RIGHT OF WAY LINE, SOUTH 00°07'00" WEST 1255.43 FEET TO THE TRUE POINT OF BEGINNING.**

NOTE: THE ABOVE METES AND BOUNDS LEGAL DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED DECEMBER 01, 2014 AS INSTRUMENT NO. 2014-853546 OF OFFICIAL RECORDS.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

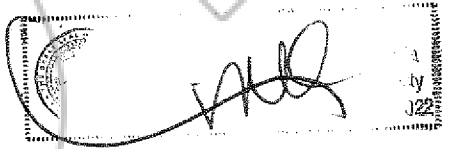
Suzanne A. Flood
Suzanne A. Flood

STATE OF NV)
COUNTY OF Douglas) : ss.

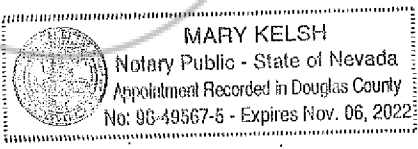
This instrument was acknowledged before me on 12/29/21 by

Suzanne A. Flood

Mary Kelsh
Notary Public
(My commission expires: 11-6-22)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. 143-2634811.



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1320-07-801-010
- 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	
Book _____	Page: _____
Date of Recording: _____	
Notes: <u>Trust Ok BC</u>	

- 3. a) Total Value/Sales Price of Property: \$0
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$0
- d) Real Property Transfer Tax Due \$0

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: #7
- b. Explain reason for exemption: from indiv. to trust for no consideration

5. Partial Interest: Percentage being transferred: 100 %

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: [Signature]
Signature: _____

Capacity: agent
Capacity: _____

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

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

Print Name: Suzanne A. Flood
Address: 15605 Fawn Lane
City: Reno
State: NV Zip: 89511

Print Name: 2001
Address: 15605 Fawn Lane
City: Reno
State: NV Zip: 89511

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

First American Title Insurance
Print Name: Company
Address: 1663 US Highway 395, Suite 101
City: Minden

File Number: 143-2634811 mk/ mk
State: NV Zip: 89423

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)