

DOUGLAS COUNTY, NV **2022-980650**
RPTT:\$1985.10 Rec:\$40.00
\$2,025.10 Pgs=3 **02/02/2022 11:33 AM**
FIRST AMERICAN TITLE MINDEN
KAREN ELLISON, RECORDER

A.P.N.: 1320-34-002-053
File No: 143-2644933 (et)
R.P.T.T.: \$1,985.10

When Recorded Mail To: Mail Tax Statements To:
James Frey and Paula Frey
1415 Stonegate Court
Gardnerville, NV 89410

GRANT, BARGAIN and SALE DEED

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

Phil Macken, Successor Trustee of The Loretta M. Kuhn Revocable Trust

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

James Frey and Paula Frey, husband and wife as joint tenants with right of survivorship

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

PARCEL 1:

PARCEL 3B AS SHOWN ON THE PARCEL MAP (LDA-02-066) FOR JOHN & ANDRAE JO (JODY) LAXAGUE, FILED IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER ON MAY 13, 2003, FILE NO. 576607.

PARCEL 2:

A PRIVATE ROAD EASEMENT WITH INCIDENTS THERETO OVER AND ACROSS THE WESTERLY 50 FEET OF PARCEL 2A AS SET FORTH ON THAT CERTAIN PARCEL MAP FOR LAXAGUE FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA ON JULY 8, 1981 AS DOCUMENT NO. 57977.

PARCEL 3:

A PRIVATE ROAD EASEMENT WITH INCIDENTS THERETO AS SET FORTH IN GRANT OF EASEMENT RECORDED JUNE 29, 1981 IN BOOK 681, PAGE 2274, DOCUMENT NO. 57724 OF OFFICIAL RECORDS.

PARCEL 4:

A PRIVATE ROAD EASEMENT WITH INCIDENTS THERETO, AS SET FORTH IN THE GRANT OF EASEMENT RECORDED APRIL 24, 2003 IN BOOK 403, PAGE 11887, DOCUMENT NO. 574561.

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.

COPY

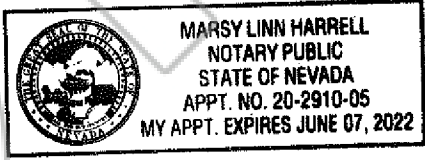
Phil Macken, Successor Trustee of The Loretta
M. Kuhn Revocable Trust

Phil Macken Successor Trustee
Phil Macken, Successor Trustee

STATE OF **NEVADA**)
)
) : **ss.**
)
COUNTY OF **DOUGLAS**)

This instrument was acknowledged before me on January 31, 2022 by
Phil Macken, Successor Trustee.

Marsy Linn Harrell
Notary Public
(My commission expires: 6-7-2022)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow
No. 143-2644933.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 1320-34-002-053
 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: _____	

3. a) Total Value/Sales Price of Property: \$509,000.00
 b) Deed In Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$509,000.00
 d) Real Property Transfer Tax Due \$1,985.10

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption, per 375.090, Section: _____
 b. Explain reason for exemption: _____

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: Paul Wheeler, Secretary Trust Capacity: Grantor
 Signature: _____ Capacity: _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**
 The Loretta M. Kuhn Revocable
 Print Name: Trust
 Address: 1440 Stonegate Ct
 City: Gardnerville
 State: NV Zip: 89410

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**
 Print Name: James Frey and Paula Frey
 Address: 1415 Stonegate Court
 City: Gardnerville
 State: NV Zip: 89410

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 First American Title Insurance
 Print Name: Company File Number: 143-2644933 et/ MH
 Address: 1663 US Highway 395, Suite 101
 City: Minden State: NV Zip: 89423

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