

APN: 1220-22-210-039

**RECORDING REQUESTED BY:**

Name: MARK AND JANICE BREEDON

Address: 1501 Canyon Court

City/State/Zip: Gardnerville, NV 89460



00150070202209810400040042

KAREN ELLISON, RECORDER

E07

**WHEN RECORDED MAIL TO:**

Name: MARK AND JANICE BREEDON

Address: 1501 Canyon Court

City/State/Zip: Gardnerville, NV 89460

**MAIL TAX STATEMENT TO:**

Name: MARK AND JANICE BREEDON

Address: 1501 Canyon Court

City/State/Zip: Gardnerville, NV 89460

**GRANT BARGAIN AND SALE DEED**

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

\_\_\_\_\_  
GRANTOR  
Title

\_\_\_\_\_  
MARK V. BREEDON  
Print 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 in.  
(Additional recording fee applies.)

# GRANT BARGAIN AND SALE DEED

For the sum of \$10.00 (Ten Dollars) and other valuable consideration received, receipt of which is hereby acknowledged, **MARK V. BREEDON AND JANICE L. BREEDON, HUSBAND AND WIFE, AS JOINT TENANTS**, do hereby **GRANT, BARGAIN, SELL, REMISE AND RELEASE** to **THE MARK V. AND JANICE L. BREEDON LIVING TRUST, UTD 2/10/22**, **MARK VANNEMAN BREEDON, JANICE LEE BREEDON, trustees, Grantees, whose address is 1501 Canyon Court, Gardnerville, NV 89560, their interest** in the real property in the County of Doouglas, State of Nevada described as:

SEE EXHIBIT A ATTACHED FOR LEGAL DESCRIPTION

EXEMPTION: NRS 375.090(7): This conveyance is a transfer without consideration to a living trust.

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

Commonly known as: **1501 Canyon Court, Gardnerville, NV 89560**

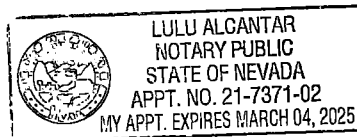
  
MARK V. BREEDON

  
JANICE L. BREEDON

State of Nevada     )  
                                  )ss.  
County of Washoe    )

This instrument was acknowledged before me on the 10 day of Feb., 2022, by **MARK V. BREEDON and JANICE L. BREEDON.**

  
Notary Public



**EXHIBIT "A"**

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

**A parcel of land situated within Section 22, Township 12 North, Range 20 East, M.D.B.&M., Douglas County, Nevada, and more particularly described as follows:**

**Commencing at the center North one sixteenth corner of Section 22, Township 12 North, Range 20 East, M.D.B.&M.; thence South 44°42'37" West a distance of 551.59 feet to a point on the Southwest line of Canyon Court; thence North 40°40'00" West along Canyon Court a distance of 39.86 feet to the true point of beginning; thence North 40°40'00" West along Canyon Court a distance of 111.17 feet to a point on a curve; thence along a curve to the left with an initial tangent bearing of North 40°44'37" West, through a central angle of 84°14'13" with a radius of 15.00 feet and an arc distance of 22.05 feet to a point on the Southeast line of Lassen Way; thence South 55°17'34" along the Southeast line of Lassen Way a distance of 54.97 feet; thence South 34°46'33" East a distance of 125.02 feet; thence North 48°10'06" East a distance of 15.62 feet; thence North 56°05'09" East a distance of 65.86 feet to the true point of beginning.**

**The basis of bearings of this description is the Northeast line of Lot No. 19 of GARDNERVILLE RANCHOS UNIT NO. 6 which bears North 40°40'00" West as per map of GARDNERVILLE RANCHOS UNIT NO. 6, recorded as Document No. 66512 of the Official Records of Douglas County, Nevada**

**NOTE: The above metes and bounds description appeared previously in that certain Deed recorded in the office of the County Recorder of Douglas County, Nevada on July 23, 1996, as Document No. 392566 of Official Records.**

# STATE OF NEVADA DECLARATION OF VALUE

**1. Assessor Parcel Number (s)**

- a) 1220-22-210-039
- 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:	<u>2/10/22</u> <u>Trust of [Signature]</u>

**3. Total Value/Sales Price of Property:**

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

**4. If Exemption Claimed:**

- a. Transfer Tax Exemption, per NRS 375.090, Section: 7
- b. Explain Reason for Exemption: \_\_\_\_\_  
 This conveyance is a transfer without consideration to a trust.

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 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] Capacity Grantor  
 Signature [Signature] Capacity Grantor

**SELLER (GRANTOR) INFORMATION BUYER (GRANTEE) INFORMATION**

(REQUIRED)  
 Print Name: Mark V. and Janice L. Breedon  
 Address: 1501 Canyon Court  
 City: Gardnerville  
 State: NV Zip: 89460

(REQUIRED)  
 Print Name: The Mark V. and Janice L. Breedon Living Trust  
 Address: same  
 City: \_\_\_\_\_  
 State: \_\_\_\_\_ Zip: \_\_\_\_\_

UTD  
2/10/22

**COMPANY/PERSON REQUESTING RECORDING**

(REQUIRED IF NOT THE SELLER OR BUYER)  
 Print Name: For the People/Needle and Annoy Inc. Escrow # \_\_\_\_\_  
 Address: 1092 So. Virginia Street, Suite B  
 City: Reno State: NV Zip: 89460