

APN# 1319-00-001-009 & 1319-00-010-010

Recording Requested by/Mail to:

Name: FATCO

Address: 1663 US HWY 395 STE 101

City/State/Zip: MINDEN NV 89423

Mail Tax Statements to:

Name: 2001 Abood Family Trust

Address: 11295 Boulder Glen Way

City/State/Zip: Reno NV 89511

GRANT BARGAIN AND SALE DEED

Title of Document (required)


----- (Only use if applicable) -----

The undersigned hereby affirms that the document submitted for recording
DOES contain personal information as required by law: (check applicable)

Affidavit of Death – NRS 440.380(1)(A) & NRS 40.525(5)

Judgment – NRS 17.150(4)

Military Discharge – NRS 419.020(2)



Signature

EMILY TOBIAS

Printed Name

This document is being (re-)recorded to correct document # 2021-978704, and is correcting
LEGAL AND ADDING APN

DOUGLAS COUNTY, NV **2021-978704**
RPTT:\$7878.00 Rec:\$40.00
\$7,918.00 Pgs=3 12/21/2021 09:11 AM
FIRST AMERICAN TITLE MINDEN
KAREN ELLISON, RECORDER

A.P.N.: 1319-00-001-009
File No: 143-2641794 (et)
R.P.T.T.: \$8,580.00

When Recorded Mail To: Mail Tax Statements To:
2001 Abood Family Trust
11295 Boulder Glen Way
Reno, NV 89511

GRANT, BARGAIN and SALE DEED

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

Christopher F. Caldwell and Ronelle D. Caldwell, Co-Trustees of the Christopher F. Caldwell and Ronelle D. Caldwell Family Trust dated May 17, 2019

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

Glenn Emil Abood and Susan Robinson Abood, as trustees of The 2001 Abood Family Trust, dated January 19, 2001

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

PARCEL 1

THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 13 NORTH, RANGE 19 EAST, M.D.B. AND M. SAID LAND MORE FULLY SHOWN AS PARCEL 9, AS SET FORTH IN THAT CERTAIN LAND DIVISION MAP FOR JAMES A. HUSSMAN, KATHRYN HUSSMAN & GEORGE HUSSMAN IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, RECORDED ON MAY 23, 1979, AS DOCUMENT NUMBER 32768 OF OFFICIAL RECORDS.

EXCEPTING THEREFROM ALL THAT PORTION OF SAID ACCESS AND UTILITY EASEMENTS AFFECTING THE HEREIN ABOVE DESCRIBED PARCEL OF LAND.

PARCEL 2

TOGETHER WITH THOSE NON-EXCLUSIVE, RECIPROCAL ROAD EASEMENTS, SUBJECT TO THE TERMS THEREIN, AS DESCRIBED IN THE EASEMENT DEED FROM THE UNITED STATES OF AMERICA, RECORDED OCTOBER 3, 1996, IN BOOK 1096, PAGE 416, AS DOCUMENT NO. 397886, AND RECORDED OCTOBER 3, 1996, IN BOOK 1096, PAGE 422, AS DOCUMENT NO. 397887 AND RECORDED OCTOBER 3, 1996, IN BOOK 1096, PAGE 428, AS DOCUMENT NO. 397888 OFFICIAL RECORDS, DOUGLAS COUNTY, NEVADA.

A.P.N.: 1319-00-001-009 & 1319-00-001-010
File No: 143-2641794 (et)
R.P.T.T.: \$8,580.00

Recorded Electronically
ID: 221-928784
County: Douglas
Date: 12.21.21 Time: 9:11am
Simplifile.ebm 800.480.5657

When Recorded Mail To: Mail Tax Statements To:
2001 Abood Family Trust
11295 Boulder Glen Way
Reno, NV 89511

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PARCEL 2

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"see exhibit A attached"

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.

DRAFT

Christopher F. Caldwell and Ronelle D. Caldwell,
Co-Trustees of the Christopher F. Caldwell and
Ronelle D. Caldwell Family Trust dated May 17,
2019

Ronelle D. Caldwell, Co-Trustee
Ronelle D. Caldwell, Co-Trustee

Christopher F. Caldwell, Co-Trustee
Christopher F Caldwell, Co-Trustee

STATE OF ^{KM} NEVADA Colorado)
COUNTY OF ^{KM} DOUGLAS Weld) ss.

This instrument was acknowledged before me on 15th. December 2021 by
Christopher F. Caldwell and Ronelle D. Caldwell, Co-Trustees.

Karen Ann Melby
Notary Public
(My commission expires: Oct 27, 2025)

KAREN ANN MELBY
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20214042425
MY COMMISSION EXPIRES OCTOBER 27, 2025

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow
No. 143-2641794.



EXHIBIT 'A'

PARCEL A:

PARCEL 1

THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 13 NORTH, RANGE 19 EAST, M.D.B. AND M. SAID LAND MORE FULLY SHOWN AS PARCEL 9, AS SET FORTH IN THAT CERTAIN LAND DIVISION MAP FOR JAMES A. HUSSMAN, KATHRYN HUSSMAN & GEORGE HUSSMAN IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, RECORDED ON MAY 23, 1979, AS DOCUMENT NUMBER 32768 OF OFFICIAL RECORDS.

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PARCEL B:

PARCEL 12 OF THE LAND DIVISION MAP FOR JAMES A. HUSSMAN, KATHRYN HUSSMAN & GEORGE HUSSMAN RECORDED IN DOUGLAS COUNTY ON MAY 23, 1979, MORE PARTICULARLY DESCRIBED AS THE NW 1/4 OF THE SW 1/4 OF SECTION 16, T.13N, R.19E, M.D.B.&M.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 1319-00-001-009
 b) 1319-00-001-010
 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: \$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: #3
 b. Explain reason for exemption: Re Recording to correct legal & add apn on doc no. 2021-978704

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 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]

Capacity: agent

Signature: _____

Capacity: _____

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

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

Print Name: Caldwell Family Trust 2019

Print Name: 2001 Abood Family Trust

Address: 1621 33rd Avenue

Address: 11295 Boulder Glen Way

City: Greeley

City: Reno

State: CO Zip: 80634

State: NV Zip: 89511

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

Print Name: First American Title Insurance Company

File Number: 143-2641794 et/ et

Address: 1663 US Highway 395, Suite 101

City: Minden

State: NV Zip: 89423

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