

DOUGLAS COUNTY, NV **2022-983062**
 RPTT:\$3939.00 Rec:\$40.00
 \$3,979.00 Pgs=3 **03/29/2022 10:09 AM**
 STEWART TITLE COMPANY - NV
 KAREN ELLISON, RECORDER

A.P.N. No.:	1418-34-101-002
R.P.T.T.	\$3,939.00
File No.:	1612455 KDJ
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
Steven T. Perry Trust, dated May 26, 2016	
2892 Squires St	
Minden, NV 89423	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Jack Snyder and Nicolette Snyder, Trustees of The Jack Snyder and Nicolette Snyder Revocable Living Trust, dated September 19, 2005** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Steven T. Perry, Trustee of the Steven T. Perry Trust, dated May 26, 2016**, all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

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

A PORTION OF Lot 1 of the Northwest ¼ (Northeast ¼ of the Northwest ¼) of Section 34, Township 14 North, Range 18 East, M. D. B. & M., more particularly described as follows:

BEGINNING at a point from which the ¼ corner common to Sections 27 and 34, Township 14 North, Range 18 East, M. D. B. & M., bears North 0°30' 54" East, a distance of 360 feet; Thence North 89°44'14" West, a distance of 908.10 feet; Thence South 26°56'00" West, a distance of 10.35 feet; Thence through an arc of a 560 foot radius curve to the right through an angle of 12°07'43", a distance of 118.54 feet; Thence South 89°44'15" East, 953.96 feet; Thence North 0°30'54" East, a distance of 120.00 feet to the Place of beginning.

EXCEPTING THEREFROM that portion lying East of the Westerly line of Property described in that certain Deed dated August 29, 1956 and recorded June 7, 1960, in Book 2 at Page 523 as File No.16119 of Official Records and more particularly described as follows:

Beginning at the one-quarter section corner common to Section 34 and 27 of Township 14 North, Range 18 East, M. D. B. & M.; Thence South 0°28'52" West along said one-quarter section line, a distance of 360.00 feet to the Northeast corner of the Hozempa property; Thence North 89°42'34" West, along the North boundary of the Hozempa property, a distance of 700.00 feet to the TRUE POINT OF BEGINNING; Thence North 89°42'34" West along said property line, a distance of 92.10 feet to a point; Thence South 0°17'26" West, a distance of 120.00 feet to a point on the South property line; Thence South 89°42'34" East, along said property line, a distance of 92.10 feet to a point; Thence North 0°17'26" East, a distance of 120.00 feet to the TRUE POINT OF BEGINNING.

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 March 6, 2006, Book 306, Page 1673 as Document No. 669231 of Official Records.

***SUBJECT TO:**

1. Taxes for the fiscal year;

(One inch Margin on all sides of Document for Recorder's Use Only)

2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: March 28, 2022

SIGNATURES AND NOTARY ON PAGE 3
THIS GRANT BARGAIN SALE DEED MAY BE SIGNED IN COUNTERPART.



Jack Snyder and Nicolette Snyder Revocable Living Trust, dated September 19, 2005

By: [Signature]
Jack Snyder, Trustee

By: [Signature]
Nicolette Snyder, Trustee

State of Nevada)
) ss
County of Carson City)

This instrument was acknowledged before me on the 28th day of March, 2022
By: Jack Snyder and Nicolette Snyder Trustees of The Jack Snyder and Nicolette Snyder Revocable Living Trust, dated September 19, 2005

Signature: [Signature]
Notary Public

My Commission Expires: 4-15-2024



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1418-34-101-002
 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
 Other _____

FOR RECORDERS OPTIONAL USE ONLY
 Book _____ Page: _____
 Date of Recording: _____
 Notes: _____

3. a. Total Value/Sales Price of Property \$ 1,010,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) ()
 c. Transfer Tax Value: \$ 1,010,000.00
 d. Real Property Transfer Tax Due \$ 3,939.00

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%
 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 [Handwritten Signature] Capacity Grantor
 Signature _____ Capacity Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Jack Snyder and Nicolette Snyder
Revocable Living Trust, dated
September 19, 2005
 Address: P.O. Box 612
 City: Zephyr Cove
 State: NV Zip: 89448

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Steven T. Perry Trust, dated May
26, 2016
 Address: 2892 Squires St
 City: Minden
 State: NV Zip: 89423

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Stewart Title Company Escrow # 1612455 KDJ
 Address: 2310 S. Carson Street, Suite 5A
 City: Carson City State: NV Zip: 89701