



KAREN ELLISON, RECORDER

APN: 1220-24-410-015  
Return document to:  
Clay and Sandra Roberts  
2301 County Rd 127  
Penrose, Co. 81240

Mail tax statements to:  
Clay and Sandra Roberts  
2301 County Rd 127  
Penrose, Co. 81240

In compliance with NRS 239B.030, I, the undersigned, hereby affirm that this document submitted for recording does not contain a Social Security number.

### GRANT DEED

This GRANT DEED, executed this 6<sup>th</sup> day of April, 2022, by the grantor, Umbert C. von Hofen, sole Trustee  
The von Hofen Living Trust  
9901 Pyramid Way  
Discovery Bay, Ca 94505

for the consideration of \$125,000.00  
One hundred twenty five thousand dollars.

in hand paid, does hereby grant, bargain, and sell forever to the grantee, Clay Lane Roberts and Sandra Lee Roberts, a married couple  
vesting as: Community Property, intend to take title with a right of survivorship  
mailing address:

2301 County Rd 127  
Penrose, Co 81240

all right, title, and interest in and to the following real property situated in the County of Douglas, State of Nevada, legally described as:

Lot 15, River View Estates Doc # 30403  
Parcel # 1220-24-410-015  
Douglas County, Nevada

Commonly known as: 608 Frontage Rd, Gardnerville, NV 89410

Source of title: Stewart Title of Douglas County

book - 0706 Page 9162

Recorded 7/26/2006

THIS CONVEYANCE is made subject to:

IN WITNESS WHEREOF, the grantor has signed and sealed these presents on the day first above written.

Signed, sealed and delivered in the presence of:

Umbert C. von Hofen  
Signature  
Umbert C. von Hofen  
Print name  
Grantor  
Capacity

\_\_\_\_\_  
Signature  
\_\_\_\_\_  
Print name  
\_\_\_\_\_  
Capacity

Clay Roberts  
Signature  
Clay Lane Roberts  
Print name  
Grantee  
Capacity

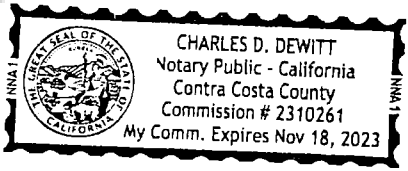
Sandra Lee Roberts  
Signature  
Sandra Lee Roberts  
Print name  
Grantee  
Capacity

*Construe all terms with the appropriate gender and quantity required by the sense of this deed.*

STATE OF CALIFORNIA )  
COUNTY OF CONTRA COSTA )

This instrument was acknowledged before me on the 6<sup>th</sup> day of APRIL, 2022, by UMBERT C. VON HOFEN, CLAY LANE ROBERTS, and SANDRA LEE ROBERTS

Charles D. Dewitt  
Notary Public  
Charles D. Dewitt  
Print name  
My commission expires:  
November 18, 2023



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a. 1220-24-410-015  
 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      \$ 125,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property ( \_\_\_\_\_ )  
 c. Transfer Tax Value:      \$ 125,000.00  
 d. Real Property Transfer Tax Due      \$ 487.50

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 Umbert C. von Hofen Capacity: Grantor  
 Signature Clay Roberts Capacity: Grantee  
Sandra Roberts

**SELLER (GRANTOR) INFORMATION (REQUIRED)**  
 Print Name: The von Hofen Living Trust  
Umbert C. von Hofen - trustee  
 Address: 9901 Pyramid Way  
 City: Discovery Bay  
 State: CA Zip: 94505

**BUYER (GRANTEE) INFORMATION (REQUIRED)**  
 Print Name: Clay and Sandra Roberts  
 Address: 2301 County Rd 127  
 City: Penrose  
 State: CO Zip: 81240

**COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)**  
 Print Name: \_\_\_\_\_ Escrow # \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_