

DOUGLAS COUNTY, NV **2022-984209**  
RPTT:\$3584.10 Rec:\$40.00  
\$3,624.10 Pgs=2 **04/26/2022 02:37 PM**  
STEWART TITLE COMPANY - NV  
KAREN ELLISON, RECORDER

<b>A.P.N. No.:</b>	1220-24-701-044
<b>R.P.T.T.</b>	\$3,584.10
<b>File No.:</b>	1629681 WLD
<b>Recording Requested By:</b>	
<b>Stewart Title Company</b>	
<b>Mail Tax Statements To:</b>	<i>Same as below</i>
<b>When Recorded Mail To:</b>	
Matthew S. Mirell and Kenneth B. Mirell	
P.O. Box 13455	
South Lake Tahoe, CA 96151	

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Dale Armstrong and Suzanne Armstrong, Trustees of the Armstrong Family Trust dated June 25, 2003** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Matthew S. Mirell, an unmarried man, and Kenneth B. Mirell, an unmarried man, as Joint Tenants with Rights of Survivorship**, all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

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

Parcel 3A as set forth on Final Parcel Map LDA 04-067 for P.M.B. #4, LLC, filed for record in the office of the Douglas County Recorder, State of Nevada, on August 19, 2005 in Book 805 at Page 9307 as Document No. 652802, Official Records,

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: April 18, 2022

SIGNATURES AND NOTARY ON PAGE 2  
THIS GRANT BARGAIN SALE DEED MAY BE SIGNED IN COUNTERPART.

The Armstrong Family Trust dated June 25, 2003

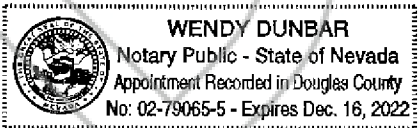
By: [Signature]  
Dale Armstrong, Trustee

By: [Signature]  
Suzanne Armstrong, Trustee

State of Nevada )  
County of Douglas ) ss

This instrument was acknowledged before me on the 20 day of April, 2022  
By: Dale Armstrong and Suzanne Armstrong

Signature: [Signature]  
Notary Public



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1220-24-701-044  
 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 \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a. Total Value/Sales Price of Property                      \$ 919,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property)    ( \_\_\_\_\_ )  
 c. Transfer Tax Value:    \$ 919,000.00  
 d. Real Property Transfer Tax Due                                \$ 3,584.10

4. **If Exemption Claimed:**  
 a. Transfer Tax Exemption per NRS 375.090, Section \_\_\_\_\_  
 b. Explain Reason for Exemption: \_\_\_\_\_

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 Escrow Agent  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: Dale Armstrong and Suzanne  
 Armstrong, Trustees of the Armstrong  
 Family Trust dated June 25, 2003  
 Address: 450 Centerville Lane  
 City: Gardnerville  
 State: NV Zip: 89460

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: Matthew S. Mirell and Kenneth B.  
 Mirell  
 Address: P.O. Box 13455  
 City: South Lake Tahoe  
 State: CA Zip: 96151

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 Print Name: Stewart Title Company Escrow # 1629681 WLD  
 Address: 1362 Hwy 395, Suite 109  
 City: Gardnerville State: NV Zip: 89410