

DOUGLAS COUNTY, NV **2022-989183**
RPTT:\$3900.00 Rec:\$40.00
\$3,940.00 Pgs=3 **09/06/2022 10:19 AM**
TICOR TITLE - GARDNERVILLE
KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO:
Thomas Gallego
1749 Bella Casa Drive
Minden, NV 89423

MAIL TAX STATEMENTS TO:
Same as above

Escrow No. 2203169-RLT

The undersigned hereby affirms that this document submitted for recording does not contain the social security number of any person or persons.
(Pursuant to NRS 239b.030)

APN No.: 1220-07-001-001
R.P.T.T. \$3,900.00

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That J. Max Reeder and Joye G. Reeder, Trustees of The Max and Joye Reeder Family Trust, U/A/D 23 June, 2010

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Thomas Gallego, Trustee of the Thomas Gallego Family Trust dated January 26, 1998 restated May 24, 2017

all that real property situated in the County of Douglas, State of Nevada, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

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

Signature and notary acknowledgement on page two.

The Max and Joye Reeder Family Trust,
U/A/D 23 June, 2010

J. Max Reeder
J. Max Reeder, Trustee

Joye G. Reeder
Joye G. Reeder, Trustee

STATE OF NEVADA
COUNTY OF DOUGLAS *Clark*

} ss:

This instrument was acknowledged before me on Sept. 1, 2022
by J. Max Reeder and Joye G. Reeder, Trustees of The Max and Joye Reeder Family Trust,
U/A/D 23 June, 2010

[Signature]
NOTARY PUBLIC

This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow
No. 02203169.



Escrow No. 2203169-RLT

**EXHIBIT A
LEGAL DESCRIPTION**

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

Parcel 5 as shown on the Record of Survey in Support of a Boundary Line Adjustment for Chris H. and Ellen H. Gansberg, Todd and Julie Gansberg, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on May 11, 1998, in Book 598, Page 1827, as File No. 439309, Official Records, being more particularly described as follows:

A parcel of land located within a portion of the North one-half of the Northeast one-Quarter (N 1/2 NE 1/4) of Section 7, Township 12 North, Range 20 East, Mount Diablo Meridian, Douglas County, Nevada, described as follows:

COMMENCING at the corner common to Sections 5, 6, 7 and 8, T. 12 N., R. 20 E., M.D.M., a found 5/8" rebar with aluminum cap PLS 6200;

Thence along the North line of said Section 7 South 89°37'13" West, 693.49 feet to the Point of Beginning;

Thence South 05°55'59" West, 1332.30 feet to a point on the North 1/16 line of said Section 7;

Thence along said North 1/16 line South 89°37'55" West, 1778.66 feet to found 3/4" iron pipe with plug PLS 3519, a point on the Easterly right-of-way of State Route 88;

Thence along said Easterly right-of-way North 00°31'06" West, 637.36 feet;

Thence North 89°28'54" East, 1159.70 feet;

Thence North 00°31'06" West, 683.69 feet to a point on said North line of Section 7;

Thence along the North line North 89°37'13" East, 768.66 feet to the Point of Beginning.

Note: Document No. 769980 is provided pursuant to the requirements of Section 6.NRS 111.312.

APN: 1220-07-001-001

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a. 1220-07-001-001
 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
 i. Other _____

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

3. a. Total Value/Sales Price of Property: \$ 1,000,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) \$ _____
 c. Transfer Tax Value \$ 1,000,000.00
 d. Real Property Transfer Tax Due: \$ 3,900.00

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 [Signature] Capacity Agent
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: J. Max Reeder and Joye G. Reeder, Trustees of The Max and Joye Reeder Family Trust, U/A/D 23 June, 2010
 Address: 8121 Guava Nectar Ave
 City: Las Vegas
 State: NV Zip: 89131

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Thomas Gallego, Trustee of the Thomas Gallego Family Trust dated January 26, 1998 restated May 24, 2017
 Address: 1749 Bella Casa Drive
 City: Minden
 State: NV Zip: 89423

COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)

Print Name: Ticor Title of Nevada, Inc. Escrow No.: 02203169-020-RLT
 Address: 1483 US Highway 395 N, Suite B
 City, State, Zip: Gardnerville, NV 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED