

DOUGLAS COUNTY, NV **2022-990397**
RPTT:\$2683.20 Rec:\$40.00
\$2,723.20 Pgs=3 **09/29/2022 09:27 AM**
STEWART TITLE COMPANY - NV
KAREN ELLISON, RECORDER

A.P.N. No.:	1320-03-001-020
R.P.T.T.	\$2,683.20
File No.:	1808934 sa
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
Christopher S. Sanford and Carol L. Sanford	
2516 East Valley Road	
Minden, NV 89423	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Janae Z. Shaffer, Trustee of the Shaffer Family Trust, dated March 3, 1995** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Christopher S. Sanford and Carol L. Sanford, husband and wife as joint tenants**, all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

See Exhibit "A" attached hereto and made a part hereof.

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: 9-20-2022

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

Shaffer Family Trust dated March 3, 1995

By: Janae Z. Shaffer Date: 9-20-22
Janae Z. Shaffer, Trustee

State of Nevada)
) ss
County of Douglas)

This instrument was acknowledged before me on the 20 day of September, 2022
By: Janae Z. Shaffer as Trustee of Janae Z. Shaffer, Trustee of the Shaffer Family Trust, dated March 3, 1995

Signature: Sherry Ackermann
Notary Public

My Commission Expires: 4-26-2025

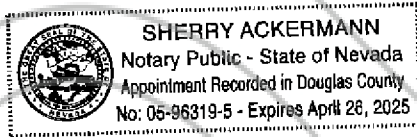


EXHIBIT "A" LEGAL DESCRIPTION

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

All that certain lot, piece, parcel or portion of land situate, lying and being within the Northeast 1/4 of Section 3, Township 13 North, Range 20 East, M.D.M., Douglas County, Nevada and more particularly described as follows:

All that portion of Parcels A and B, as shown on the Parcel Map for Steve Shaffer filed for record August 29, 1977, in Book 877, at Page 1783, as Document No. 12401, Official Records of Douglas County, Nevada, described as follows:

COMMENCING at the Northwest corner of said Parcel B, which point is the TRUE POINT OF BEGINNING;

Thence along the North line of said Parcel B North $89^{\circ}59'17''$ East, a distance of 331.42 feet to the Northeast corner of said Parcel B;

Thence along the East line of said Parcels B and A South $00^{\circ}34'57''$ West, a distance of 210.52 feet;

Thence leaving said East line North $89^{\circ}45'13''$ West, a distance of 330.74 feet to a point on the West line of said Parcel A;

Thence along the West line of said Parcels A and B North $00^{\circ}24'00''$ East, a distance of 209.02 feet to the TRUE POINT OF BEGINNING.

The Basis of Bearings of this description in the West line of Parcel A and B, which bears North $00^{\circ}24'00''$ East, as shown on the Parcel Map for Steve Shaffer filed for record August 29, 1977, in Book 877, at Page 1783, as Document No. 12401, Official Records of Douglas County, Nevada.

Said parcel being further shown as Adjustment Parcel B on Record of Survey, Boundary Line Adjustment Map recorded May 15, 1997, in Book 597, at Page 2653, as Document No. 412644, of Official Records.

NOTE: The above metes and bounds description appeared previously in that certain instrument recorded in the office of the County Recorder of Douglas County, Nevada on June 23, 2022 as Document No. 2022-986627 of Official Records.

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1320-03-001-020
 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'/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 \$ 688,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 c. Transfer Tax Value: \$ 688,000.00
 d. Real Property Transfer Tax Due \$ 2,683.20

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 *JA* Capacity Grantor *ESCROW*
 Signature _____ Capacity Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Janae Z. Shaffer, Trustee of the Shaffer Family Trust, dated March 3, 1995
 Address: 1610 Scoti Lane
 City: Gardnerville
 State: NV Zip: 89410

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Christopher S. Sanford and Carol L. Sanford
 Address: 2516 East Valley Road
 City: Minden
 State: NV Zip: 89423

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Stewart Title Company Escrow # 1808934 sa
 Address: 1362 Hwy 395, Suite 109
 City: Gardnerville State: NV Zip: 89410