

APN 1320-03-001-045

GRANTEES:

PATRICK DELAVERGNE and
CINDI L. MILLER DELAVERGNE, Trustees
MILLER DELAVERGNE FAMILY TRUST
2565 Last Chance Court
Minden, NV 89423

**RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:**

Steven E. Tackes, Esq.
Kaempfer Crowell
510 West Fourth Street
Carson City, NV 89703

MAIL TAX STATEMENTS TO:

PATRICK DELAVERGNE and
CINDI L. MILLER DELAVERGNE, Trustees
MILLER DELAVERGNE FAMILY TRUST
2565 Last Chance Court
Minden, NV 89423

I affirm that this document submitted for recording does not contain the social security number of any person or persons. (Per NRS 239B.030).



PATRICK DELAVERGNE

GRANT, BARGAIN, AND SALE DEED

THIS INDENTURE made this 3rd day of November, 2022, between PATRICK W. DELAVERGNE, aka PATRICK DELAVERGNE, an Unmarried Man, and CINDI LYNN MILLER, aka CINDI L. MILLER DELAVERGNE, an Unmarried Woman, as Joint Tenants with Right of Survivorship, as Grantors and Party of the First Part; and PATRICK DELAVERGNE and CINDI L. MILLER DELAVERGNE, Trustees, or their successor, under the MILLER DELAVERGNE FAMILY TRUST dated November 3, 2022, and any amendments thereto, as Grantees and Party of the Second Part.

WITNESSETH:

That the said Party of the First Part, for no consideration, does by these presents Grant, Bargain, Sell, and Convey unto the said Party of the Second Part, as aforesaid, all of their interest in the following described certain real property and improvements situated in the County of Douglas, State of Nevada, and more particularly described as follows:

All that certain real property situated within a portion of the Northeast 1/4 of Section 3, Township 13 North, Range 20 East, Mount Diablo Meridian, Douglas County, Nevada, more particularly described as follows:

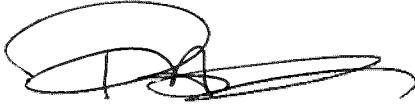
Beginning at a point on the Westerly right-of-way of Last Chance Court, as shown on Parcel Map No.1 (LDA 16-013) for West Ridge Homes, Inc., recorded September 20, 2017 as Document No. 2017-904316, Official Records of Douglas County, from which the Southwest corner of Parcel 4D-3-B, of Parcel Map No. 4 (LDA 17-001) for West Ridge Homes, Inc., recorded June 29, 2018 as Document No. 2018-916320, Official Records of Douglas County, bears North 89°58'00" East, 45.00 feet; thence along a line 45.00 Southerly of and parallel to the Southerly line of said Parcel 4D-3-B, North 89°58'00" East, 350.00 feet, more or less, to a line 380.00 feet Easterly of and parallel to the centerline of said Last Chance Court; thence along said line 380.00 feet Easterly of and parallel to said Last Chance Court, South 00°05'28" West, 258.67 feet, more or less, to the Northerly line of Parcel 4D-2, of Parcel Map No. 3 (LDA 16-015-1) for West Ridge Homes, Inc., recorded September 20, 2017 as Document No. 2017-904318, Official Records of Douglas County; thence along the Northerly line of said Parcel 4D-2, South 89°58'00" West, 320.30 feet, more or less, to the Westerly right-of-way of said Last Chance Court; thence along the Westerly right-of-way of said Last Chance Court, 61.68 feet, more or less, along the arc of a curve to the left, having a radius of 60.00 feet, through a central angle of 58°54'10", having a chord bearing of North 23°35'15" West; thence continuing along said Easterly right-of-way of said Last Chance Court, 13.91 feet, more or less, along a reverse curve to the right, having a radius of 15.00 feet, through a central angle of 53°07'48"; thence continuing along said Easterly right-of-way of said Last Chance Court, North 00°05'28" East, 192.57 feet, more or less, to the Point of Beginning.

Together with all tenements, hereditaments and appurtenances, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Also known as 2565 Last Chance Ct., Minden, Nevada 89423; APN 1320-03-001-045.

NOTE: The above metes and bounds description appeared previously in that certain Grant Bargain and Sale Deed recorded in the office of the County Recorder of Douglas County, Nevada on July 7, 2020, as Document No. 2020-948743 of Official Records, and such recorded description shall control as to any discrepancies.

IN WITNESS WHEREOF, the Party of the First Part has caused this conveyance to be executed the day and year hereinabove first written.



PATRICK W. DELAVERGNE
Aka PATRICK DELAVERGNE
Grantor, Settlor



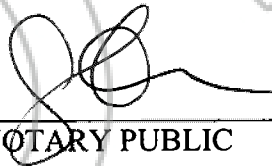
CINDI LYNN MILLER
Aka CINDI L. MILLER DELAVERGNE
Grantor, Settlor

ACKNOWLEDGMENT

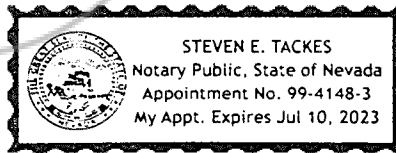
STATE OF NEVADA }
CARSON CITY } ss.

On this 3 day of ~~October~~ *November*, 2022, before me, the undersigned, a Notary Public, personally appeared PATRICK W. DELAVERGNE and CINDI LYNN MILLER known to me to be the persons described herein, who executed the foregoing Grant, Bargain and Sale Deed as Grantors, and they acknowledged to me that they executed the same, freely and voluntarily, and for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year hereinabove written.



NOTARY PUBLIC (SEAL)



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 1320-03-001-045 _____
- 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 RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: Verified Trust - js	

3. Total Value/Sales Price of Property

\$ 0.00
 Deed in Lieu of Foreclosure Only (value of property) _____
 Transfer Tax Value: \$ _____
 Real Property Transfer Tax Due \$ 0.00

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section 7 _____
- b. Explain Reason for Exemption: transfer without consideration to or from a trust

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 _____ Capacity Grantor _____
 Signature _____ Capacity _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Print Name: Patrick W. Delavergne and Cindi Lynn Miller
 Address: 2565 Last Chance Court
 City: Minden
 State: NV Zip: 89423

Print Name: Patrick Delavergne and Cindi L. Miller Delavergne, Trustees, Miller Delavergne Family Trust
 Address: 2565 Last Chance Court
 City: Minden
 State: NV Zip: 89423

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Print Name: Kaempfer Crowell Law Firm
 Address: 510 West Fourth St.
 City: Carson City
 Escrow #: _____
 State: NV Zip: 89703