

DOUGLAS COUNTY, NV **2022-991853**
RPTT:\$3753.75 Rec:\$40.00
\$3,793.75 Pgs=2 11/23/2022 10:39 AM
STEWART TITLE COMPANY - NV
KAREN ELLISON, RECORDER

A.P.N. No.:	1420-27-312-012
R.P.T.T.	\$3,753.75
File No.:	1846900 sa
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
Christopher Alan Arnold, Jamie Lee Sears-Arnold, as Co-Trustees of the Christopher, and Jamie Arnold Family Revocable Trust dated June 18, 2014.	
P.O. Box 7052	
South Lake Tahoe, CA 96158	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Don E. Edmondson and Teresa R. Edmondson, Trustees of the Family Trust of Don E. Edmondson and Teresa R. Edmondson** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Christopher Alan Arnold and Jamie Lee Sears-Arnold, as Co-Trustees of the Christopher and Jamie Arnold Family Revocable Trust dated June 18, 2014.**, 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:

Lot 2, of Block A, as set forth on the final subdivision map LDA #99-052 of BUCKBRUSH ESTATES, PHASE 3, filed in the office of the County Recorder of Douglas County, State of Nevada, on March 13, 2003, in Book 303, at Page 5272, as Document No. 569784; and amended by Certificate of Amendment, recorded May 27, 2003, in Book 503, at Page 13355, as Document No. 578032.

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: 11-7-2022

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

Family Trust of Don E. Edmondson and Teresa R. Edmondson

By: *Don E. Edmondson*
Don E. Edmondson, Trustee

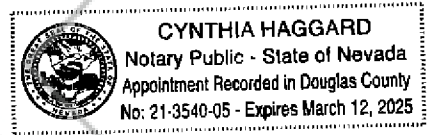
By: *Teresa R. Edmondson*
Teresa R. Edmondson, Trustee

State of Nevada)
) ss
County of Douglas)

This instrument was acknowledged before me on the 7 day of November, 2022
By: Don E. Edmondson and Teresa R. Edmondson as Trustees of Don E. Edmondson, Teresa R. Edmondson, Trustees of the Family Trust of Don E. Edmondson, and Teresa R. Edmondson

Signature: *Cynthia Haggard*
Notary Public

My Commission Expires: 3/12/2025



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1420-27-312-012
 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 2 single family

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

3. a. Total Value/Sales Price of Property \$ 962,500.00
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 c. Transfer Tax Value: \$ 962,500.00
 d. Real Property Transfer Tax Due \$ 3,753.75

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 SA Capacity _____ Grantor Escrow
 Signature _____ Capacity _____ Grantee _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Don E. Edmondson, Teresa R. Edmondson, Trustees of the Family Trust of Don E. Edmondson, and Teresa R. Edmondson
 Address: 2858 Mac Drive
 City: Minden
 State: NV Zip: 89423

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Christopher Alan Arnold, Jamie Lee Sears-Arnold, as Co-Trustees of the Christopher, and Jamie Arnold Family Revocable Trust dated June 18, 2014.
 Address: P.O. Box 7052
 City: South Lake Tahoe
 State: CA Zip: 96158

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Stewart Title Company Escrow # 1846900 sa
 Address: 1362 Hwy 395, Suite 109
 City: Gardnerville State: NV Zip: 89410