



SHAWNYNE GARREN, RECORDER

E07

APN: 1420-19-101-013

**RETURN RECORDED DEED/
MAIL TAX STATEMENTS TO:**
Richard Dale Armstrong and Esther
Susan Armstrong, Trustees
The Armstrong Family Trust
3193 Hobo Hot Springs Road
Minden, NV 89423

RPTT: EXEMPT

The parties executing this document hereby affirms that this document submitted for recording does not contain the social security number of any person or persons pursuant to NRS 239B.230

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made this 28th day of September, 2023, by and between RICHARD D. ARMSTONG and ESTHER SUSAN ARMSTRONG, husband and wife as joint tenants and KATHLEEN S. AMRSTRONG, an unmarried woman and CLIFFORD ARMSTRONG, an single man, all as joint tenants, hereinafter referred to as "GRANTORS," and RICHARD DALE ARMSTRONG and ESTHER SUSAN ARMSTRONG, Trustees of THE ARMSTRONG FAMILY TRUST, hereinafter referred to as "GRANTEE,"

WITNESSETH:

That the GRANTORS, in consideration of the sum of Ten Dollars (\$10.00), lawful money of the United States, and other good and valuable consideration to them in hand paid by the GRANTEE, the receipt whereof is hereby acknowledged, do by these presents grant, bargain, and sell to the GRANTEE, and to its successors and assigns forever, all right, title and interest in and to that certain real property situated in Douglas County, State of Nevada, and more particularly described in Exhibit A attached hereto and incorporated herein by this reference.

TOGETHER WITH all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder or remainders, rents, issues, and profits thereof.

TO HAVE AND TO HOLD all and singular the premises, together with the appurtenances, unto the said GRANTEE and to its successors and assigns forever.

IN WITNESS WHEREOF, the GRANTORS have executed this conveyance the day and year first above written.

Richard D. Armstrong
RICHARD D. ARMSTRONG


Esther Susan Armstrong
ESTHER SUSAN ARMSTRONG

Kathleen S. Armstrong
KATHLEEN S. ARMSTRONG

Clifford Armstrong
CLIFFORD ARMSTRONG

STATE OF NEVADA)
 : ss.
COUNTY OF Douglas)


On September 28, 2023, personally appeared before me, a notary public, RICHARD D. ARMSTRONG, personally known (or proved) to me to be the person whose name is subscribed to the foregoing, who acknowledged to me that he executed the foregoing document.

 CYNTHIA HAGGARD
Notary Public - State of Nevada
Appointment Recorded in Douglas County
No: 21-3540-05 - Expires March 12, 2025

Cynthia Haggard
NOTARY PUBLIC

STATE OF NEVADA)
 : ss.
COUNTY OF Douglas)


On September 28, 2023, personally appeared before me, a notary public, ESTHER SUSAN ARMSTRONG personally known (or proved) to me to be the person whose name is subscribed to the foregoing, who acknowledged to me that she executed the foregoing document.

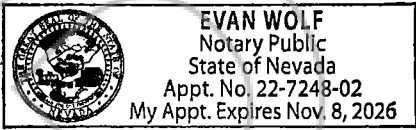
 CYNTHIA HAGGARD
Notary Public - State of Nevada
Appointment Recorded in Douglas County
No: 21-3540-05 - Expires March 12, 2025

Cynthia Haggard
NOTARY PUBLIC

STATE OF NEVADA)
 : ss.
COUNTY OF Washoe)

On 21 September, 2023, personally appeared before me, a notary public, KATHLEEN S. ARMSTRONG, personally known (or proved) to me to be the person whose name is subscribed to the foregoing, who acknowledged to me that she executed the foregoing document.


NOTARY PUBLIC



STATE OF NEVADA)
 : ss.
COUNTY OF Douglas)

On September 26, 2023, 2023, personally appeared before me, a notary public, CLIFFORD ARMSTRONG, personally known (or proved) to me to be the person whose name is subscribed to the foregoing, who acknowledged to me that he executed the foregoing document.

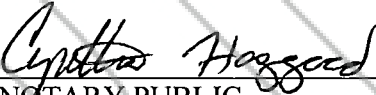

NOTARY PUBLIC



EXHIBIT "A"

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

Parcel 1:

Parcel 1 as shown on Parcel Map No. 147129, for Ruby A. Barker, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on December 19, 1986, in Book 1286, at Page 2678, as Document No. 147129, Official Records.

Excepting therefrom a parcel of land taken by the State of Nevada in the Final Order of Condemnation by the Ninth Judicial District Court, filed in the office of the County Recorder of Douglas County, State of Nevada, on April, 12, 1988, in Book 488, at Page 1040, as Document No. 175914, Official Records.

Said land also shown on the Record of Survey for West Ridge Homes, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on October 30, 2018, as Document No. 921592, Official Records.

Parcel 2:

A 20 foot wide access easement, as per the Access Easement, filed in the office of the County Recorder of Douglas County, State of Nevada, on October 5, 2018, as Document No. 920552, Official Records, over and across a portion of Parcel 2 and Parcel 3 of that certain Parcel Map No. 147129, filed in the office of the County Recorder of Douglas County, State of Nevada, on December 19, 1986, in Book 1286, at Page 2678, as Document No. 147129, Official Records, situate within the NE 1/4 of the NW 1/4 of Section 19, Township 14 North, Range 20 East, Mount Diablo Base and Meridian, being more particularly described as follows:

BEGINNING at the Southwesterly corner of the aforementioned Parcel 2; thence along the Easterly Right-Of-Way line of Hobo Hot Springs Road North $26^{\circ}10'00''$ East, a distance of 11.14 feet; thence along a line lying 10 feet Northerly parallel with and perpendicular to the Southerly line of said Parcel 2, North $90^{\circ}00'00''$ East, a distance of 252.33 feet to the Easterly line of said Parcel 2; thence along said Easterly line of Parcel 2 and the Easterly line of Parcel 3, South $00^{\circ}06'00''$ East, a distance of 20.00 feet; thence departing said easterly line along a line lying 10 feet Southerly parallel with and perpendicular to the Northerly line of said Parcel 3, North $90^{\circ}00'00''$ West, a distance of 262.15 feet to the Easterly Right-Of-Way line of Hobo Hot Springs Road; thence along said Easterly Right-Of-Way line North $26^{\circ}10'00''$ East, a distance of 11.14 feet, more or less, to the TRUE POINT OF BEGINNING.

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
a) 1420-19-101-013
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
i) Other _____

FOR RECORDERS OPTIONAL USE ONLY
BOOK _____ PAGE _____
DATE OF RECORDING: _____
NOTES: Verified Trust - 9

3. Total Value/Sales Price of Property: \$ \$0.00
Deed in Lieu of Foreclosure Only (value of property) _____
Transfer Tax Value: \$ \$0.00
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 to a Trust without Consideration

5. Partial Interest: Percentage being transferred: 100.0 %

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 *Richard D. Armstrong* Capacity _____ Grantor

Signature _____ Capacity _____ Grantee

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

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

Print Name: Richard D. Armstrong, et al.
Address: 3193 Hobo Hot Springs
City: Minden
State: NV Zip: 89423

Print Name: The Armstrong Family Trust
Richard Dale Armstrong, et al.
Address: 3193 Hobo Hot Springs
City: Minden
State: NV Zip: 89423

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Allison MacKenzie, Ltd. Escrow # _____
Address: 402 N. Division Street
City: Carson City State: NV Zip: 89703

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)