

DOUGLAS COUNTY, NV  
RPTT:\$2905.50 Rec:\$40.00  
\$2,945.50 Pgs=3

**2023-1003007**

**12/07/2023 03:59 PM**

FIRST CENTENNIAL - RENO (MAIN OFFICE)

SHAWNYNE GARREN, RECORDER

APN: 1320-02-002-061  
R.P.T.T.: \$2,905.50  
Escrow No.: 23038291-SA  
When Recorded Return To:  
The Farmer Family Trust, under instrument,  
dated June 26, 2019  
3400 Weymouth Lane  
Modesto, CA 95350

Mail Tax Statements to:  
The Farmer Family Trust, under instrument,  
dated June 26, 2019  
3400 Weymouth Lane  
Modesto, CA 95350

SPACE ABOVE FOR RECORDER'S USE

### **GRANT, BARGAIN, SALE DEED**

\*\*\*This document is being executed in counterpart\*\*\*

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

**Garret P. Ulmer, an unmarried man and Beth Ulmer, an unmarried woman who acquired title as Garret P. Ulmer and Beth Ulmer, husband and wife**

do(es) hereby Grant, Bargain, Sell and Convey to

**John Mark Farmer and Daniella Marie Farmer, Trustees of The Farmer Family Trust, under instrument, dated June 26, 2019**

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

**SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "A"**

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

Dated this 1 day of December, 2023.

Garret P. Ulmer  
Garret P. Ulmer

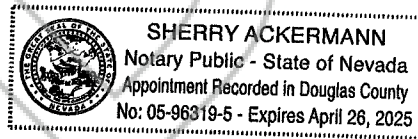
Beth Ulmer  
Beth Ulmer

STATE OF Nevada

COUNTY OF Douglas

This instrument was acknowledged before me on this 6 day of December, 2023 by Garret P. Ulmer

Shirley Aul  
Notary Public

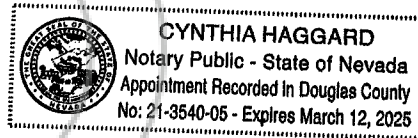


STATE OF Nevada

COUNTY OF Douglas

This instrument was acknowledged before me on this 1<sup>st</sup> day of December, 2023 by Beth Ulmer.

Cynthia Haggard  
Notary Public



## EXHIBIT "A"

Parcel 1:

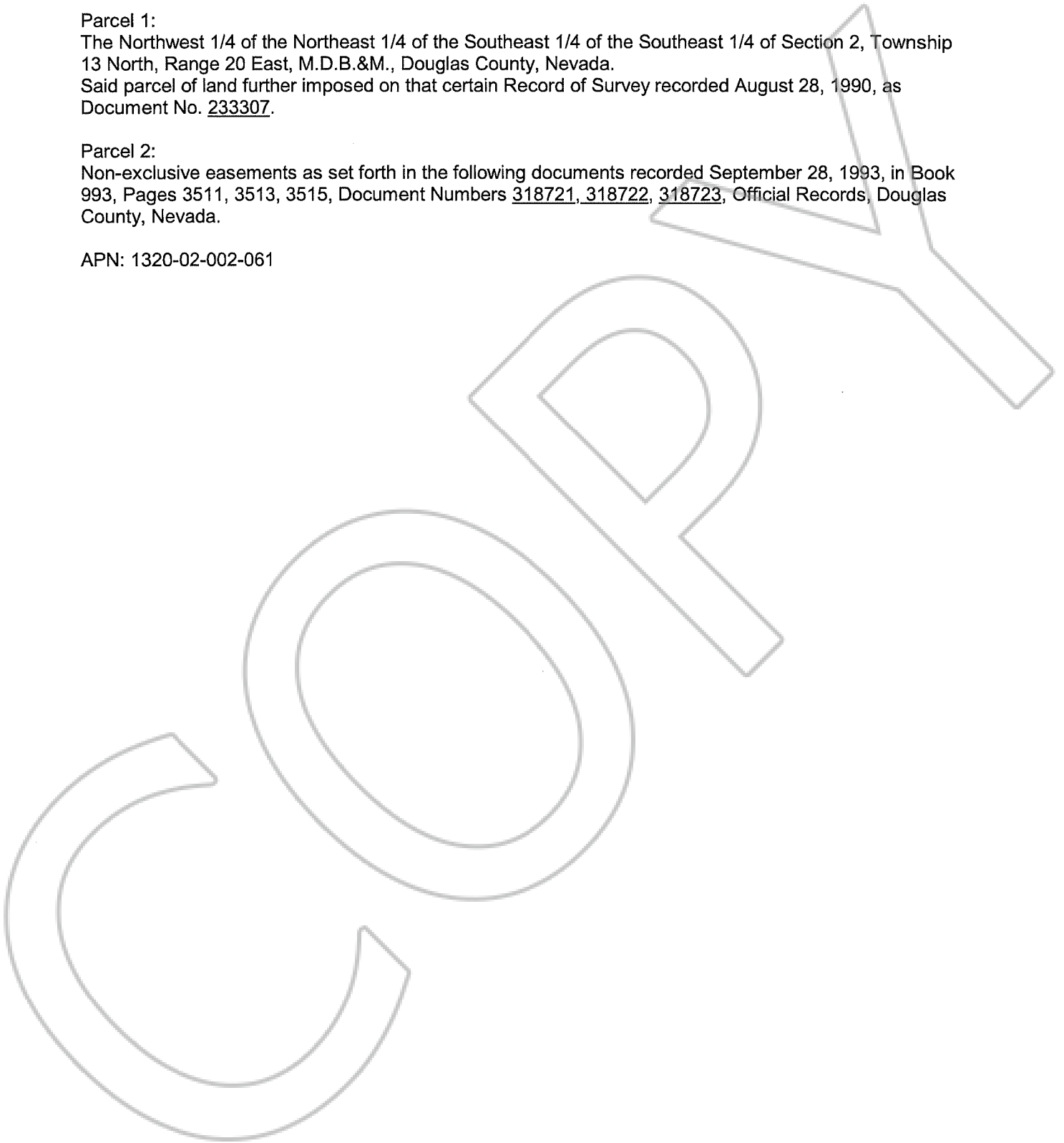
The Northwest 1/4 of the Northeast 1/4 of the Southeast 1/4 of the Southeast 1/4 of Section 2, Township 13 North, Range 20 East, M.D.B.&M., Douglas County, Nevada.

Said parcel of land further imposed on that certain Record of Survey recorded August 28, 1990, as Document No. 233307.

Parcel 2:

Non-exclusive easements as set forth in the following documents recorded September 28, 1993, in Book 993, Pages 3511, 3513, 3515, Document Numbers 318721, 318722, 318723, Official Records, Douglas County, Nevada.

APN: 1320-02-002-061



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1320-02-002-061  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

2. Type of Property:
- |  |  |
|--|--|
| a) <input type="checkbox"/> Vacant Land  | b) <input checked="" type="checkbox"/> Sgl. Fam. Residence |
| c) <input type="checkbox"/> Condo/Twnhse | d) <input type="checkbox"/> 2-4 Plex                       |
| e) <input type="checkbox"/> Apt. Bldg.   | f) <input type="checkbox"/> Comm'l/Ind'l                   |
| g) <input type="checkbox"/> Agricultural | h) <input type="checkbox"/> Mobile Home                    |
| <input type="checkbox"/> Other: _____    |  |

<b>FOR RECORDER'S OPTIONAL USE ONLY</b>	
Document/Instrument No.:	_____
Book _____	Page _____
Date of Recording:	_____
Notes:	_____

- |   |                     |
|---|---------------------|
| 3. a. Total Value/Sale Price of Property:               | <u>\$745,000.00</u> |
| b. Deed in Lieu of Foreclosure Only (value of property) | <u>(\$0.00)</u>     |
| c. Transfer Tax Value:                                  | <u>\$745,000.00</u> |
| d. Real Property Transfer Tax Due:                      | <u>\$2,905.50</u>   |

4. **IF EXEMPTION CLAIMED:**
- a. Transfer Tax Exemption, per NRS 375.090, Section: \_\_\_\_\_
- b. Explain Reason for Exemption: \_\_\_\_\_

5. Partial Interest: Percentage Being Transferred: 100.00%

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 the 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: *SOA* Capacity: \_\_\_\_\_ Grantor *Escrow*  
 Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_ Grantee

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

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

Print Name: <u>Garret P. Ulmer and Beth Ulmer</u>	Print Name: <u>John Mark Farmer and Daniella Marie Farmer, Trustees of The Farmer Family Trust, under instrument, dated June 26, 2019</u>
Address: <u>8 Adair Drive</u>	Address: <u>3400 Weymouth Lane</u>
City: <u>Carson City</u>	City: <u>Modesto</u>
State: <u>NV</u> Zip: <u>89706</u>	State: <u>California</u> Zip: <u>95350</u>

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

Print Name: First Centennial Title Company of Nevada Esc. #: 23038291-SA  
 Address: 1352 Hwy 395, Ste 114  
 City: Gardnerville State: NV Zip: 89410