

DOUGLAS COUNTY, NV **2023-997557**
RPTT:\$5070.00 Rec:\$40.00
\$5,110.00 Pgs=3 **06/15/2023 08:58 AM**
STEWART TITLE COMPANY - NV
SHAWNYNE GARREN, RECORDER

A.P.N. No.:	1320-02-002-062
R.P.T.T.	\$5,070.00
File No.:	2026380 sa
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
Frank D. Farmer and Sharon Lee Farmer	
1300 Pomegranate Ave	
Patterson, CA 95363	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Patrick D. Craig and Kathryn A. Craig, Co-Trustees of the Patrick D. Craig and Kathryn A. Craig Family 2000 Trust** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Frank D. Farmer and Sharon Lee Farmer, husband and wife as joint tenants, with right of survivorship**, 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: June 8 2023

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

Patrick D. Craig and Kathryn A. Craig Family 2000 Trust

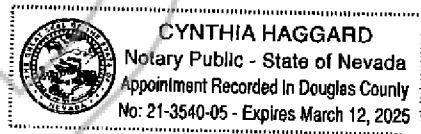
By: [Signature] Date: 6-8-2023
Patrick D. Craig, Trustee

By: [Signature] Date: 6-8-2023
Kathryn A. Craig, Trustee

State of Nevada)
) ss
County of Douglas)

This instrument was acknowledged before me on the 8 day of June, 2023
By: Patrick D. Craig and Kathryn A. Craig

Signature: [Signature]
Notary Public



My Commission Expires: 3/12/2025

EXHIBIT "A" LEGAL DESCRIPTION

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

Parcel 1:

The Southwest 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.

Parcel 2:

An easement for roadway purposes over and across the West 15 feet of the following parcels:

(a) Southeast 1/4 of the Southeast 1/4 of the Southeast 1/4 of the Southeast 1/4 of Section 2, Township 13 North, Range 20 East.

(b) Northeast 1/4 of the Southeast 1/4 of the Southeast 1/4 of the Southeast 1/4 of Section 2, Township 13, North, Range 20 East.

And an easement for ingress, egress and public utility purposes over and across the following described parcel as set forth in Easement Grant Deed recorded July 16, 2004 as Document No. 619073:

The Westerly 15.00 feet of the Southerly 329.02 feet of the North 1/2 of the East 1/2 of the East 1/2 of the Southeast 1/4 of the Southeast 1/4 of Section 2, Township 13 North, Range 20 East, M.D.B. & M.,

And an easement for ingress, egress and utility purposes over and across the following described parcel as set forth in Easement Grant Deed recorded July 16, 2004 as Document No. 619074:

The Easterly 15.00 feet of the West 1/2 of the Southeast 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.

NOTE: The above metes and bounds description appeared previously in that certain Affidavit of Death of Trustee recorded in the office of the County Recorder of Douglas County, Nevada on April 26, 2022 as Document No. 2022-984216 of Official Records.

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1320-02-002-062
 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 RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a. Total Value/Sales Price of Property \$ 1,300,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 c. Transfer Tax Value: \$ 1,300,000.00
 d. Real Property Transfer Tax Due \$ 5,070.00

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 *Cynthia Haggard* Capacity Escrow _____
 Signature _____ Capacity Grantee _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Patrick D. Craig, Kathryn A. Craig, Co-Trustees of the Patrick D. Craig, and Kathryn A. Craig Family 2000 Trust
 Address: P.O Box 1468
 City: Minden
 State: NV Zip: 89423

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Frank D. Farmer and Sharon Lee Farmer
 Address: 1300 Pomegranate Ave
 City: Patterson
 State: CA Zip: 95363

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Stewart Title Company Escrow # 2026380 sa
 Address: 1362 Hwy 395, Suite 109
 City: Gardnerville State: NV Zip: 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED