

A.P.N.: 1220-24-601-058

R.P.T.T.: 3,159.00

**WHEN RECORDED MAIL TO and
MAIL TAX STATEMENTS TO:
Juan Rodriguez and Hannah Rodriguez
1966 Arabian Lane
Gardnerville, NV 89410**

GRANT, BARGAIN, SALE DEED

THE INDENTURE WITNESSETH: That

**Ryan R. Elliott and Tammiane Hurson-Elliott, Trustees of the Elliott Family Trust
dated May 9, 2018**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do(es) hereby
Grant, Bargain, Sell and Convey to

**Juan Rodriguez and Hannah Rodriguez, husband and wife, as joint tenants with right
of survivorship**

all that real property situated in Douglas County, State of Nevada, bounded and described
as follows:

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

COMMONLY KNOWN ADDRESS:
1966 Arabian Lane
Gardnerville, NV 89410

SUBJECT TO: 1. Taxes for the current fiscal year, not delinquent, including personal
property taxes of any former owner, if any:
2. Covenants, Conditions, Reservations, Rights, Rights of Way and
Easements now of record.

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

Elliott Family Trust dated May 9, 2018

By: R. R. Elliott
Ryan R. Elliott, Trustee

By: Tammiane Hurson-Elliott
Tammiane Hurson-Elliott, Trustee

STATE OF NEVADA
COUNTY OF ~~Washoe~~ Douglas

This instrument was acknowledged before me on this 14 day of July, 2023.

by Ryan R. Elliott and Tammiane Hurson-Elliott

Mardi R. Carson
Signature of notarial officer

My Commission Expires: June 4, 2024

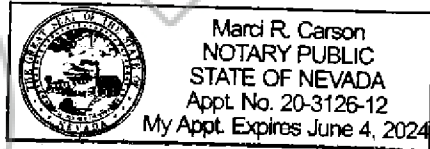
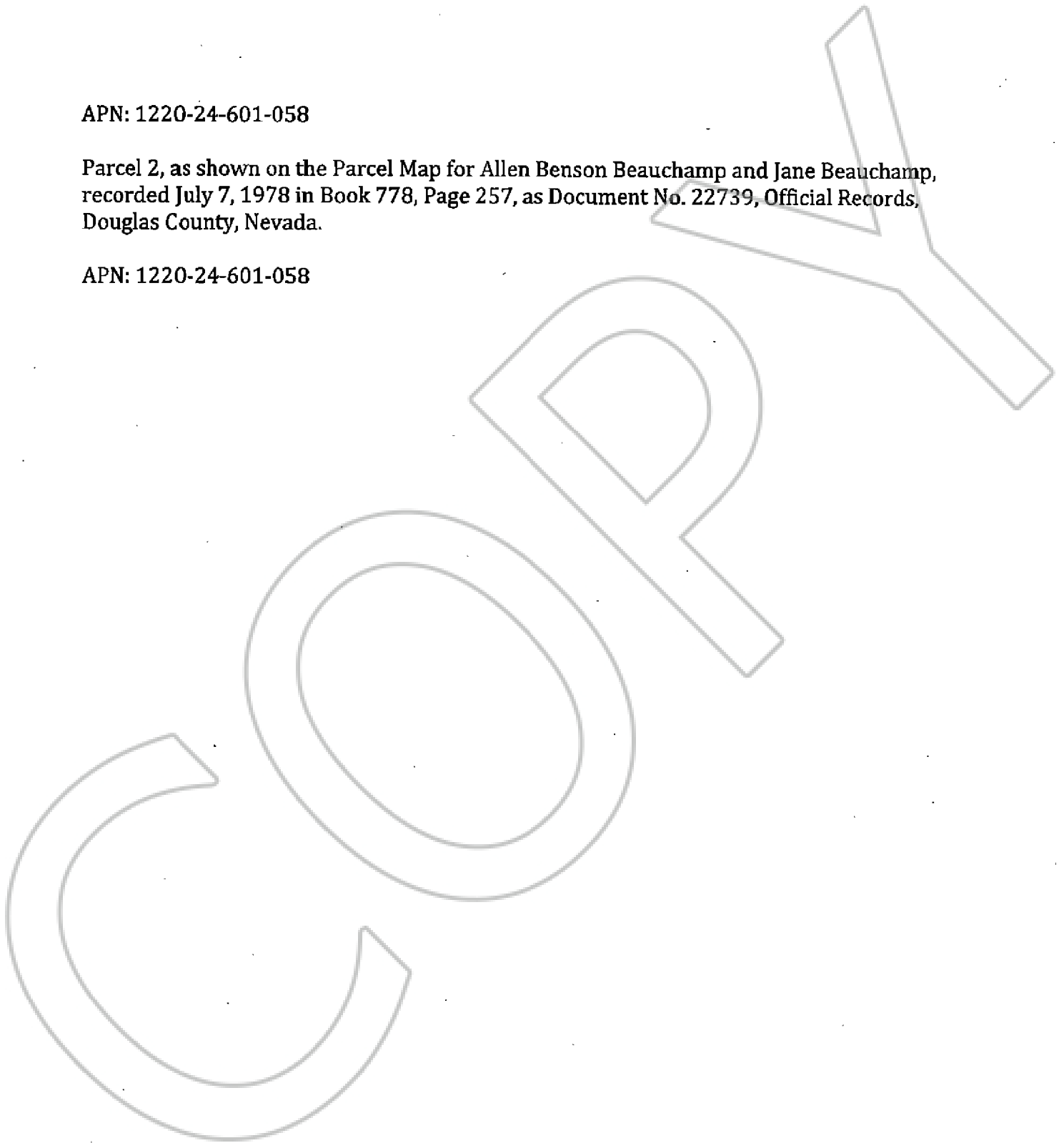


EXHIBIT A

APN: 1220-24-601-058

Parcel 2, as shown on the Parcel Map for Allen Benson Beauchamp and Jane Beauchamp, recorded July 7, 1978 in Book 778, Page 257, as Document No. 22739, Official Records, Douglas County, Nevada.

APN: 1220-24-601-058



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1220-24-601-058
 b) _____
 c) _____
 d) _____

2. Type of Property:
 a) Vacant Land b) Sgl. Fam. Residence
 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
 Document/Instrument No.: _____
 Book _____ Page _____
 Date of Recording: _____
 Notes: _____

3. a. Total Value/Sale Price of Property: \$810,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) \$
 c. Transfer Tax Value: \$810,000.00
 d. Real Property Transfer Tax Due: \$3,159.00

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

5. Partial Interest: Percentage Being Transferred: 100.00%

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: *Drew M. ... - Agent* Capacity: Grantor
 Signature _____ Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Ryan R. Elliott and Tammiane Hurson-Elliott, Trustees of Elliott Family Trust
 Address: 15851 Bridle Ridge Drive
 City: Monument
 State: CO Zip: 80132

Print Name: Juan Rodriguez and Hannah Rodriguez
 Address: 1966 Arabian Lane
 City: Gardnerville
 State: NV Zip: 89410

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

Print Name: Landmark Title Assurance Agency of Nevada Esc. #: 23-2287-RS
 Address: 1755 East Plumb Lane, 260
 City Reno State: NV Zip: 89502

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED