

APN: 1320-33-402-001  
R.P.T.T.: \$0.00  
Escrow No.: P-23035423-SA  
When Recorded Return To:  
Ronald F. Cauley  
1475 North Highway 395  
Gardnerville, NV 89410



SHAWNYNE GARREN, RECORDER E03

Mail Tax Statements to:  
Ronald F. Cauley  
1475 North Highway 395  
Gardnerville, NV 89410

SPACE ABOVE FOR RECORDER'S USE

**GRANT, BARGAIN, SALE DEED**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

**Ronald F. Cauley, a married man as his sole and separate property who acquired title as Ronald F. Cauley**

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

**Ronald F. Cauley, Trustee of the Ronald F. Cauley Family Trust as to an undivided 50% interest**

all that real property situated in the Town of Gardnerville, 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 11 day of July, 2023.

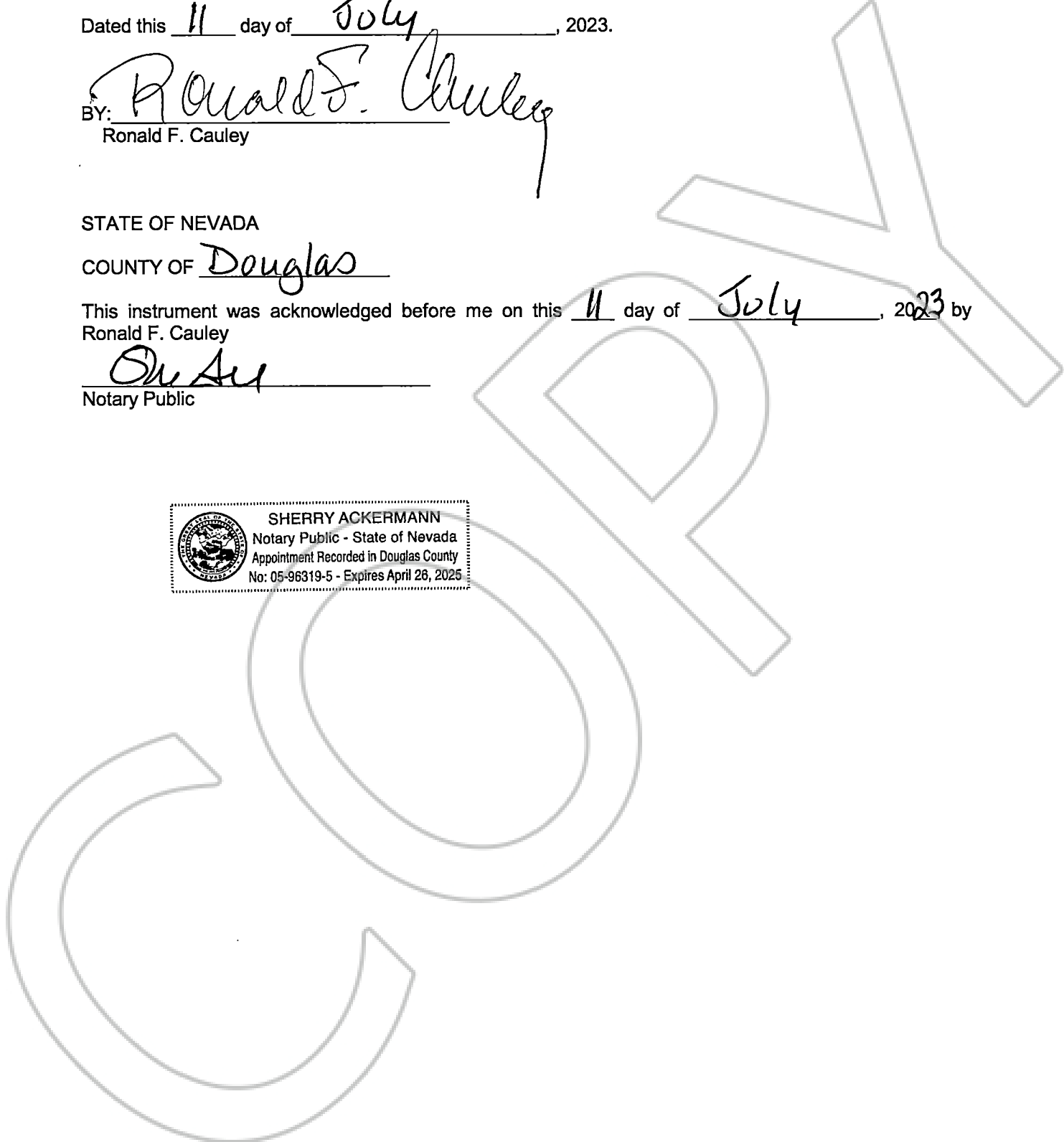
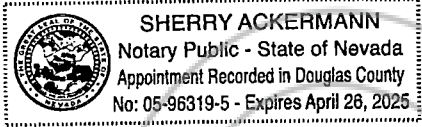
BY: Ronald F. Cauley  
Ronald F. Cauley

STATE OF NEVADA

COUNTY OF Douglas

This instrument was acknowledged before me on this 11 day of July, 2023 by  
Ronald F. Cauley

Sherry Ackermann  
Notary Public



## EXHIBIT "A"

All that certain parcel of land situate in the Southwest 1/4 of Section 33, Township 13 North, Range 20 East, M.D.B.&M., and being in the Town of Gardnerville in Douglas County, Nevada more particularly described as follows:

COMMENCING at the Southwesterly intersection of Main and School Streets on the Northerly side of said Main Street;

Thence Easterly along said Main Street a distance of 50 feet; thence at right angles in a Northerly direction a distance of 120 feet; thence at right angles in a Westerly direction a distance of 50 feet; thence at right angles in a Southerly direction a distance of 120 feet to the POINT OF BEGINNING.

Note: the above legal description previously appeared in documents recorded August 30, 2018, as Document No. 2018-918897 and January 3, 2019, as Document No. 2019-924191, of Official Records.

Assessor's Parcel No.: 1320-33-402-001

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1320-33-402-001  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

2. Type of Property:
- |  |   |
|--|---|
| a) <input type="checkbox"/> Vacant Land  | b) <input 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 checked="" type="checkbox"/> Comm'l/Ind'l |
| g) <input type="checkbox"/> Agricultural | h) <input type="checkbox"/> Mobile Home             |
| i) <input type="checkbox"/> Other: _____ |   |

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

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

4. **IF EXEMPTION CLAIMED:**  
 a. Transfer Tax Exemption, per NRS 375.090, Section: #3 \_\_\_\_\_  
 b. Explain Reason for Exemption: Correcting Document No. 2019-924191 to establish vesting and trustee

5. Partial Interest: Percentage Being Transferred: 50%

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: Ronald F. Cauley Capacity: Grantor  
 Signature \_\_\_\_\_ Capacity: Grantee

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

Print Name: Ronald F. Cauley  
 Address: 1475 North Highway 395  
 City: Gardnerville  
 State: NV Zip: 89410

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

Print Name: Ronald F. Cauley, Trustee  
 Address: 1475 North Highway 395  
 City: Gardnerville  
 State: NV Zip: 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED