

DOUGLAS COUNTY, NV

2024-1009977

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=3

07/12/2024 10:08 AM

TICOR TITLE - CC (NVTH3K)

SHAWNYNE GARREN, RECORDER

E07

APN: 1220-13-801-008

Escrow No.: TTR2401665-DKC

**WHEN RECORDED MAIL TO and MAIL
TAX STATEMENTS TO:**

Shirlee A. Roeder
824 Cayuse Dr
Gardnerville, NV 89410

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT, BARGAIN, SALE DEED

R.P.T.T \$0.00

THIS INDENTURE WITNESSETH: That

**Shirlee A. Roeder, Surviving Trustee of The Roeder Family 2020 Trust, dated
January 15, 2020**

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

Shirlee A. Roeder, An Unmarried Woman

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

FOR LEGAL DESCRIPTION OF THE REAL PROPERTY, SEE EXHIBIT "A"
ATTACHED HERETO AND MADE A PART HEREOF.

Subject to:

1. Taxes for the fiscal year;
2. Rights of Way, reservations, restrictions, easements, and conditions of record.

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

**SIGNATURE AND NOTARY ACKNOWLEDGMENT FOR
GRANT BARGAIN SALE DEED**

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s)
set forth below.

Dated: 7/8/24

The Roeder Family 2020 Trust

Shirlee A. Roeder
Shirlee A. Roeder, Surviving Trustee

State of NEVADA

County of Douglas

This instrument was acknowledged before me on this 8th day of July,
2024, by Shirlee A. Roeder.

Sherrie Frizelle
Notary Public

[SEAL]

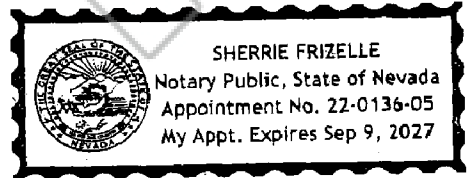


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 1220-13-801-008

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

Being a portion of the Southeast 1/4 of Section 13, Township 12 North, Range 20 East, M.D.B. & M., further described as follows:

Parcel 4-B as set forth in Parcel Map #2 for JERRY E. TILLEY filed in the Office of the County Recorder of Douglas County, State of Nevada on April 13, 1990, Book 490, Page 1902, as Document No. 223931, and Certificate of Amendment Recorded January 31, 1991, Book 191, Page 3825, Document No. 243941.

Said land being a portion of Lot 18, as shown on the Amended Official Map of RUHENS TROTH RANCHOS SUBDIVISION, filed for record in the office of the County Recorder of Douglas County, Nevada, on March 11, 1976, as Document No. 88873.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor's Parcel Number(s)

- a. 1220-13-801-008
- 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: Verified Trust - js	

- 3. a. Total Value/Sales Price of Property \$ 0.00
- b. Deed in Lieu of Foreclosure Only (value of property) (_____)
- c. Transfer Tax Value: \$ 0.00
- d. Real Property Transfer Tax Due \$ 0.00

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption per NRS 375.090, Section 07
- b. Explain Reason for Exemption: Transfer without consideration from trust

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 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 *Shirlee A. Roeder* Capacity: Grantor

Signature _____ Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Shirlee A. Roeder, Surviving Trustee of
The Roeder Family 2020 Trust
 Address: 824 Cayuse Dr
 City: Gardnerville
 State: NV Zip: 89410

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Shirlee A. Roeder
 Address: 824 Cayuse Dr
 City: Gardnerville
 State: NV Zip: 89410

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)
 Print Name: Ticor Title of Nevada, Inc. Escrow # TTR2401665
 Address: 307 West Winnie Lane, Suite 1
 City: Carson City State: NV Zip: 89703