

DOUGLAS COUNTY, NV

2024-1011362

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=4

08/21/2024 01:11 PM

CTIC OOS TITLE FNTG REGIONAL LC DIV II

SHAWNYNE GARREN, RECORDER

E07

RECORDING COVER PAGE

(Must be typed or printed clearly in BLACK ink only and avoid printing in the 1" margins of document)

APN# 1320-33-817-037

TITLE OF DOCUMENT

(DO NOT Abbreviate)

GRANT, BARGAIN AND SALE DEED

Document Title on cover page must appear EXACTLY as the first page of the document to be recorded.

RECORDING REQUESTED BY:

CHICAGO TITLE COMPANY

RETURN TO: Name FRANKLYN MITCHELL ATKINSON AND JOAN

Address 1370 BROOKE WAY

City/State/Zip GARDNERVILLE, NV 89410

MAIL TAX STATEMENT TO: (Applicable to documents transferring real property)

Name _____

Address _____

City/State/Zip _____

This page provides additional information required by NRS 111.312 Sections 1-2.

An additional recording fee of \$1.00 will apply.

To print this document properly, do not use page scaling.

Using this cover page does not exclude the document from assessing a noncompliance fee.

APN/Parcel ID(s): 1320-33-817-037

Order No.: FCPF-7002400855

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

Franklyn Mitchell Atkinson and Joan Martin
Atkinson
1370 Brooke Way
Gardnerville, NV 89410

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT, BARGAIN AND SALE DEED

R.P.T.T \$0

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

**Franklyn Mitchell Atkinson and Joan Martin Atkinson, husband and wife as joint
tenants with right of survivorship .**

do(es) hereby GRANT, BARGAIN AND SELL to

**Franklyn Mitchell Atkinson and Joan Martin Atkinson, Trustees of 2016 Frank and
Joan Atkinson Trust**

the 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. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of way and Easements now of record.

Together with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any revisions, remainders, rents, issues or profits thereof.

SIGNATURE AND NOTARY ACKNOWLEDGMENT FOR
GRANT BARGAIN SALE DEED

Dated: August 9, 2024

→ Franklyn Mitchell Atkinson
Franklyn Mitchell Atkinson

→ Joan Martin Atkinson
Joan Martin Atkinson

State of Nevada

County of Douglas

On August 16, 2024 before me,
Sonia Johnson a notary public in and for said state,
personally appeared

Franklyn Mitchel Atkinson and Joan Martin Atkinson

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State
of Nevada that the
foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Sonia Johnson
Signature

(Seal)

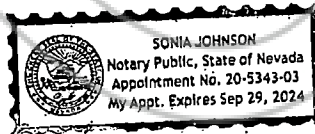


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 1320-33-817-037

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF GARDNERVILLE, COUNTY OF DOUGLAS, STATE OF NEVADA AND IS DESCRIBED AS FOLLOWS:

LOT 37, IN BLOCK E, OF FINAL SUBDIVISION MAP FOR CHICHESTER ESTATES, PHASE 12, MAP #1006-12, ACCORDING TO THE MAP THEREOF, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON JANUARY 8TH, 2004, AS DOCUMENT NO. 601490.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor's Parcel Number(s)
 a. 1320-33-817-037
 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

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section 07
 b. Explain Reason for Exemption: Transfer without consideration to or from a trust

5. Partial Interest: Percentage being transferred: _____ %
 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 [Signature] Capacity: Grantor
 → Signature [Signature] Capacity: Grantee

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Print Name: Franklin Mitchell Atkinson & Joan Martin Atkinson, husband and wife
 Address: 1370 Brooke Way
 City: Gardnerville
 State: NV Zip: 89410

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: Franklin Mitchell Atkinson & Joan Martin Trustees of 2016.Frank and Joan Atkinson Trust
 Address: 1370 Brooke Way
 City: Gardnerville
 State: NV Zip: 89410

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)
 Print Name: Chicago Title Insurance Company Escrow # FCPF-7002400855
 Address: 675 North First Street, Suite 300
 City: San Jose State: CA Zip: 95112

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED