

DOUGLAS COUNTY, NV
RPTT:\$4641.00 Rec:\$40.00
\$4,681.00 Pgs=4

2024-1011735

09/03/2024 11:42 AM

SIGNATURE TITLE - ZEPHYR COVE
SHAWNYNE GARREN, RECORDER

A.P.N.: 1319-33-002-009

RECORDING REQUESTED BY:
Signature Title Company LLC
212 Elks Point Road, Suite 445, P.O. Box 10297
Zephyr Cove, NV 89448

**MAIL RECORDED DOCS AND
TAX STATEMENTS TO:**

Arron and Kristal Biber Living Trust
PO Box 933
Genoa, NV 89411

Escrow No.: ZC3863-JL

RPTT \$4,641.00

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

James V. Plake and Pamela M. Plake, Trustees of The James and Pamela Plake Family Trust dated December 3rd, 2015

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell, and Convey to:

Arron C. Biber and Kristal E. Biber as Trustees of the Arron and Kristal Biber Living Trust dated 06/25/2020, and any amendments thereto

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

See Attached Exhibit "A"

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

Signature Page attached and made a part hereof.

James V. Plake and Pamela M. Plake, Trustees of The James and Pamela Plake Family Trust
dated December 3rd, 2015

James V. Plake, TRUSTEE
By: James V. Plake, Trustee

Pamela M. Plake, TRUSTEE
By: Pamela M. Plake, Trustee

STATE OF NEVADA }
COUNTY OF Douglas } ss:

This instrument was acknowledged before me on 8/23/24

by James V. Plake & Pamela M. Plake

J. Lane (seal)
Notary Public

J. LANE
Notary Public-State of Nevada
APPT. NO. 98-1380-5
My Appt. Expires 04-09-2025

EXHIBIT A"

That portion in the Southeast ¼ of the Southeast ¼ of Section 33, Township 13 North, Range 19 East, M.D.B.&M., in the County of Douglas, State of Nevada, and more particularly described as follows:

Beginning at a point in the Southeast corner of the parcel, which point bears North 39°28' West, a distance of 769.00 feet from the Southeast corner of said Section 33, thence North 89°28' West, a distance of 214.5 feet to a point; thence North 0°32' East, a distance of 232.0 feet to a point; thence South 89°28' East, a distance of 214.5 feet to a point; thence South 0°32' West, a distance of 232.0 feet to the point of beginning.

Together with an easement and right of way over, upon and across a portion of the land as granted in Document recorded September 25, 1962, in Book 13, Page 765, as Document No. 20998, in the Southeast ¼ of the Southeast ¼ of said Section 33, said easement and right of way being 30feet in width, 15 feet each side of the following described center line: Beginning at a point which bears North 0°32' East, a distance of 15.0 feet from the Southeast corner of the hereinabove described parcel of land; thence South 89°28' East, along said centerline, a distance of 463.0 feet, more or less, to the intersection with the western right of way line of Nevada Aid Secondary highway 554.

APN: 1319-33-002-009

Document No. 222217 is hereby provided pursuant to NRS 111.312

NEVADA DEED OF TRUST COVER LETTER

As prescribed in Nevada Revised Statute 239B.030

I hereby affirm that this document which has been submitted for recording does not contain any personal information, as defined by Nevada Revised Statutes 603A.040, about any person.



The Loan Store, Inc.

3863-JL

APN: 1319-33-002-009

Recording Requested By:

Name: The Loan Store, C/O DocProbe

Attn: Trailing Documents

Address: 1820 Swarthmore Avenue, P.O. Box 840, Lakewood, NJ 08701

As prescribed in Nevada Revised Statutes 111.312 (5) and (6)

If the legal description of this real property is described in metes and bounds complete the following information:

Legal Description Prepared By:

Name:

Mailing Address:

If the same legal description has previously been recorded complete the following information:

Legal Description found in _____ document,
Book _____ ; Page _____ ; Number _____ ;
Date Recorded _____ in the _____
office of the County Recorder.

ICE Mortgage Technology, Inc.

NVCOVERL 0713
NVCOVERL (CLS)
08/29/2024 01:01 PM PST



STATE OF NEVADA
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

- a) 1319-33-002-009
- b) _____
- c) _____
- d) _____

2. Type of Property:

- a) Vacant Land Res.
- b) Single Fam.
- 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	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property) \$1,190,000.00
 Transfer Tax Value \$1,190,000.00
 Real Property Transfer Tax Due: \$4,641.00

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section _____
- b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____ %

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 _____

Grantor _____

Signature Kristal E. Biber

Grantee _____

SELLER (GRANTOR) INFORMATION

(Required)

James V. Plake and Pamela
 M. Plake, Trustees of The
 James and Pamela Plake
 Family Trust

Print Name: _____

Address: 1424 Clark Lane
Gardnerville, NV 89460

BUYER (GRANTEE) INFORMATION

(Required)

Arron C. Biber and Kristal E. Biber as
 Trustees of the Arron and Kristal Biber
 Living Trust

Print Name _____

Address: PO Box 933
Genoa, NV 89411

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

Print Name: Signature Title Company LLC Escrow #: ZC3863-JL

Address: 212 Elks Point Road, Suite 445, P.O. Box 10297, Zephyr Cove, NV 89448