

DOUGLAS COUNTY, NV **2024-1012455**  
RPTT:\$4056.00 Rec:\$40.00  
\$4,096.00 Pgs=4 **09/19/2024 01:51 PM**  
TICOR TITLE - RENO 500 W PLUMB LN STE B NV  
SHAWNYNE GARREN, RECORDER

APN/Parcel ID(s): 1420-29-812-035

Order No.: TTR2402453-AF

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

Jeffrey Douglas Dedier and Cindy Long  
Dedier  
8 Corte San Benito  
San Rafael, CA 94903

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**GRANT, BARGAIN AND SALE DEED**

R.P.T.T \$4,056.00

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

**Dick Frank, III a single man and Wesley Brian Frank, a married man as his sole and separate property.,**

do(es) hereby GRANT, BARGAIN AND SELL to

**Jeffrey Douglas Dedier and Cindy Long Dedier, Husband and Wife as Community Property with right of survivorship**

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.

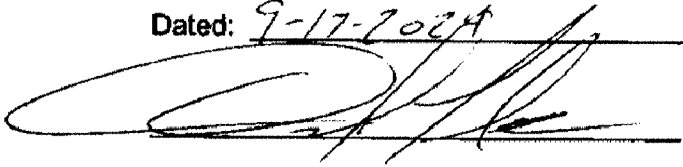
Subject to:

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: 9-17-2024



Dick Frank, III

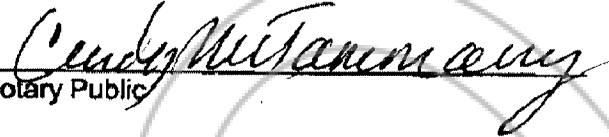
SIGNED IN COUNTERPART

Wesley Brian Frank

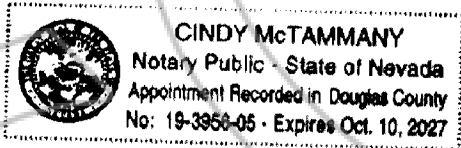
State of Nevada

County of Carson City

This instrument was acknowledged before me on this 17th day of September  
2024, by Dick Frank, III ~~and Wesley Brian Frank~~.

  
Notary Public

[SEAL]



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

Dated: 9-16-2024

**SIGNED IN COUNTERPART**

Dick Frank, III

Wesley Brian Frank

Wesley Brian Frank

State of CA

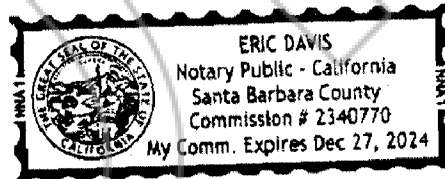
County of SANTA BARBARA

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

This instrument was acknowledged before me on this 16th day of SEPTEMBER,  
2024, by ~~Dick Frank, III~~ Wesley Brian Frank.

Eric Davis  
Notary Public ERIC DAVIS

[SEAL]



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): 1420-29-812-035**

---

Lot 33, in Block C, as set forth on Final Subdivision Map, Planned Development PD 02-01 for NORTH FORK TRAILS, filed in the office of the County Recorder of Douglas County on October 20, 2003, in Book 1003, Page 9460, as Document No. 594029.

EXCEPTING THEREFROM all minerals, oil, gas and other hydrocarbons as deeded to STOCK PETROLEUM CO., INC., in Document recorded March 13, 1980, in Book 380, Page 1315, as Document No. 42677, Official Records of Douglas County, Nevada.

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor's Parcel Number(s)  
 a. 1420-29-812-035  
 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: _____	

3. a. Total Value/Sales Price of Property      \$ 1,040,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
 c. Transfer Tax Value:                            \$ 1,040,000.00  
 d. Real Property Transfer Tax Due            \$ 4,056.00

4. **If Exemption Claimed:**  
 a. Transfer Tax Exemption per NRS 375.090, Section NONE  
 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 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 \_\_\_\_\_ Capacity: Grantor  
 Signature \_\_\_\_\_ Capacity: Grantee

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: Dick Frank, III and Wesley Brian Frank  
 Address: P.O. Box 545  
 City: Minden, NV  
 State: \_\_\_\_\_ Zip: 89423

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: Jeffrey Douglas Dedier and Cindy Long Dedier  
 Address: 8 Corte San Benito  
 City: San Rafael  
 State: CA Zip: 94903

**COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)**  
 Print Name: Ticor Title of Nevada, Inc. Escrow # TTR2402453  
 Address: 500 W Plumb Lane, Suite B  
 City: Reno State: NV Zip: 89509