

**OFFICIAL RECORD**  
Requested By:  
ANDERSON & DORN

**APN: 1320-32-612-016**

Douglas County - NV  
Werner Christen - Recorder  
Page: 1 Of 3 Fee: 16.00  
BK-0705 PG- 2588 RPTT: # 7

**RECORDING REQUESTED BY:**  
ANDERSON & DORN, LTD.  
500 Damonte Ranch Parkway, Ste. 860  
Reno, Nevada 89521



**AFTER RECORDING MAIL TO:**  
LUTHER C. and BERNADETTE M. McCLELLAND  
P.O. Box 2067  
Minden, Nevada 89423

**MAIL TAX STATEMENT TO:**  
LUTHER C. and BERNADETTE M. McCLELLAND  
P.O. Box 2067  
Minden, Nevada 89423

**RPTT: \$0.00 Exempt (6)**  
Exempt (6): A transfer of title to or from a trust, if the transfer is made without consideration.

## **GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH THAT,

LUTHER C. McCLELLAND and BERNADETTE M. McCLELLAND, husband and wife,

For NO consideration, do hereby Grant, Bargain, Sell and Convey unto:

LUTHER C. McCLELLAND and BERNADETTE M. McCLELLAND, Trustees, or their successors in trust, under the McCLELLAND LIVING TRUST, dated June 07, 2005 and any amendments thereto. It is the intent of the Grantors to maintain ownership of this asset as the Community Property of LUTHER C. McCLELLAND and BERNADETTE M. McCLELLAND.

ALL that real property situated in the County of Douglas, State of Nevada, more particularly described in Exhibit "A", attached hereto and incorporated herein, together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues of profits thereof.

Subject To: 1. Taxes for the Current fiscal year, paid current



## EXHIBIT "A"

### Legal Description:

Commencing at the Southeast corner of Lot 1 in Block C of WEST ADDITION TO THE TOWN OF GARDNERVILLE, as shown on the map thereof filed in the office of the County Recorder of the County of Douglas, State of Nevada, on March 14, 1958; thence North 89 degrees 50'26" West along the South line of said Block C a distance of 74 feet to the point of beginning; thence continuing along the South line of said Block C North 89 degrees 50'26" West a distance of 74 feet; thence North 0 degrees 30' East a distance of 113.63 feet to a point on the South line of Spruce Street as shown on said map; thence along said South line of Spruce Street South 89 degrees 30' East a distance of 74 feet to a point; thence South 0 degrees 30' West a distance of 113.19 feet to the point of beginning.

Per NRS 111.312- The Legal Description appeared previously in Grant, Bargain, and Sale Deed recorded on August 31, 1995, as Document No. 369627 in Douglas County Records, Douglas County, Nevada.

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**Property Address: 1125 Spruce Street, Gardnerville, Nevada 89440.**

