

DOC # 821950  
04/18/2013 02:38PM Deputy: AR  
**OFFICIAL RECORD**  
Requested By:  
Northern Nevada Title CC  
Douglas County - NV  
Karen Ellison - Recorder  
Page: 1 of 3 Fee: \$16.00  
BK-413 PG-5283 RPTT: 604.50



**A.P.N.: 1419-22-710-005**  
**Escrow No.: 1099991-RG**

**RECORDING REQUESTED BY**  
Northern Nevada Title Company  
307 W Winnie Lane, Suite 1  
Carson City, NV 89703

**MAIL TAX STATEMENTS AND WHEN  
RECORDED, MAIL TO**

Sergio Ramos and Tracy Beckman-Ramos, Trustees of  
The Beckman-Ramos Trust, dated September 24, 1990  
677 Via Oviedo  
Thousand Oaks, CA 91320

**THIS SPACE FOR RECORDER'S USE ONLY**

The undersigned grantor(s) declare(s):

Documentary Transfer tax is \$604.50,

**GRANT, BARGAIN, SALE DEED**

That **John P. Scott, Jr. and Marleane R. Scott** as Trustees of the **J & M Scott - 2012 Trust dated July 9, 2012** (also known of record as **John Scott and Marleane Scott**) in consideration of \$10.00 Dollars, the receipt of which is hereby acknowledged, do(es) hereby Grant, Bargain, Sell and Convey to **Sergio Ramos and Tracy Beckman-Ramos, Trustees of The Beckman-Ramos Trust, dated September 24, 1990** all that real property in the County of Douglas, State of Nevada, bounded and described as follows:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

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

Dated: April 15, 2013



The J & M Scott - 2012 Trust dated July 9, 2012

BY: *John P. Scott, Jr.*  
John P. Scott, Jr.  
Trustee

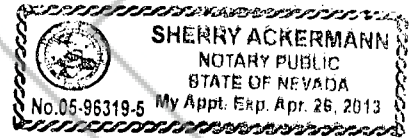
BY: *Marleane R. Scott*  
Marleane R. Scott  
Trustee

STATE OF NEVADA)

COUNTY OF *Douglas*

On *4-16-2013* personally appeared before me, a Notary Public, John P. Scott, Jr. and Marleane R. Scott who acknowledged that he executed the above instrument.

Signature *Sherry Ackermann*  
(Notary Public)





**EXHIBIT "A"**

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

**PARCEL A:**

Lot 49, as shown on the Final Subdivision Map Planned Unit Development PD 05-012 for CANYON CREEK ESTATES, recorded on March 15, 2007, in the office of the County Recorder, Douglas County, Nevada, in Book 0307 at Page 4530 as Document No. 697065, Official Records, and that certain Certificate of Amendment recorded on March 27, 2007 in Book 0307 at Page 8650 as Document No. 0697842 changing the name of the Subdivision Map to CANYON CREEK ESTATES PHASE 2.

**PARCEL B:**

Together with those certain easements for storm drainage, slope and drainage, as granted to Ronald L. Simek, an unmarried man, over Parcel 22 as shown on Record of Survey Map No. 403935, as described in Easement Deed recorded on March 6, 2002 in Book 0302 at Page 1943 as Document No. 536314, Official Records.

Also together with an easement for a temporary septic system as described in Agreement recorded on August 12, 2004 in Book 0804 at Page 4808 as Document No. 621280, Official Records.

Also together with those certain rights as set forth in Document recorded on August 12, 2004 in Book 0804 at Page 4821 as Document No. 621281, Official Records.