

APN#: 1221-19-001-027
RPTT: \$2008.50

DOUGLAS COUNTY, NV
RPTT:\$2008.50 Rec:\$18.00
\$2,026.50 Pgs=5
ETRCO, LLC
KAREN ELLISON, RECORDER

2014-851834

10/29/2014 12:05 PM

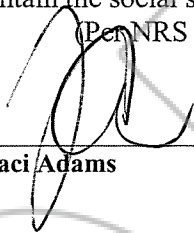
Recording Requested By:
Western Title Company

Escrow No.: 066586-TEA
When Recorded Mail To:
James R Turner
Beverly J Turner
1985 Mule Court
Gardnerville, NV 89410

Mail Tax Statements to: (deeds only)
Same as Above

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons.
(Per NRS 239B.030)

Signature



Traci Adams

Escrow Officer

Grant, Bargain, and Sale Deed

This page added to provide additional information required by NRS 111.312
(additional recording fee applies)

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That

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

John R Burgman and Janice M Burgman, husband and wife as joint tenants

do(es) hereby GRANT(s) BARGAIN SELL and CONVEY to

James R Turner and Beverly J Turner, Trustees of the James R. Turner and Beverly J. Turner Revocable Living Trust dated September 10, 2012

and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Gardnerville, County of Douglas State of Nevada bounded and described as follows:

see attached Exhibit A

TOGETHER with all tenements, hereditaments and appurtenances, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: 09/13/2014

John R. Burgman
John R Burgman

Janice M. Burgman
Janice M Burgman

STATE OF Nevada }
COUNTY OF Douglas } ss

This instrument was acknowledged before me on
9/16/14

By John R Burgman and Janice M Burgman.

Traci Adams
Notary Public



EXHIBIT "A"

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

A portion of Lots 13 and 14 in Block A as set forth on the Official Plat of DRY CREEK ESTATES PUD #99-10, filed in the office of the Douglas County Recorder on October 19, 2001, in Book 1001, Page 6820, as Document No. 525771, Official Records, more particularly described as follows:

A parcel of land within the NW 1/4 of Section 19, T.12 N., R.21 E., M. D. B. & M. and more particularly described as follows:

Commencing at the W 1/4 corner of Section 19, T.12N., R.21E., M.D. B. & M. which is marked by a 5/8" rebar with cap stamped PLS 3209 in a well monument within Arabian Lane which is the southwest corner of the Parcel and the TRUE POINT OF BEGINNING: thence N00°02'40"W a distance of 25.41 feet to a 5/8" rebar with cap stamped PLS 6200; thence N00°09'28"E a distance of 170.79 feet to a 5/8" rebar with cap stamped PLS 14346; thence N66°38'52"E a distance of 427.75 feet to a 5/8" rebar with cap stamped PLS 14346 on the southerly right-of-way line of Mule Court; thence along said right-of-way line, along a curve to the left, with a radius of 60.00 feet, with a tangent bearing of S23°28'53"E, through a central angle of 40°58'41", an arc distance of 42.91 feet to a 5/8" rebar with cap stamped PLS 3090; thence S 15°33'00"W a distance of 146.81 feet to a 5/8" rebar with cap stamped PLS 3090; thence S09°12'37"W a distance of 46.15 feet to a 5/8" rebar with cap stamped PLS 3090; thence S11°21'16"E a distance of 140.93 feet to a 5/8" rebar with cap stamped PLS 3090: thence S88°35'22"W a distance of 50.37 feet to a 5/8" rebar with cap stamped PLS 14346: thence S88°27'56"W a distance of 216.61 feet to a 5/8" rebar with cap stamped PLS 3209; thence S88°36'13"W a distance of 136.48 feet to the TRUE POINT OF BEGINNING.

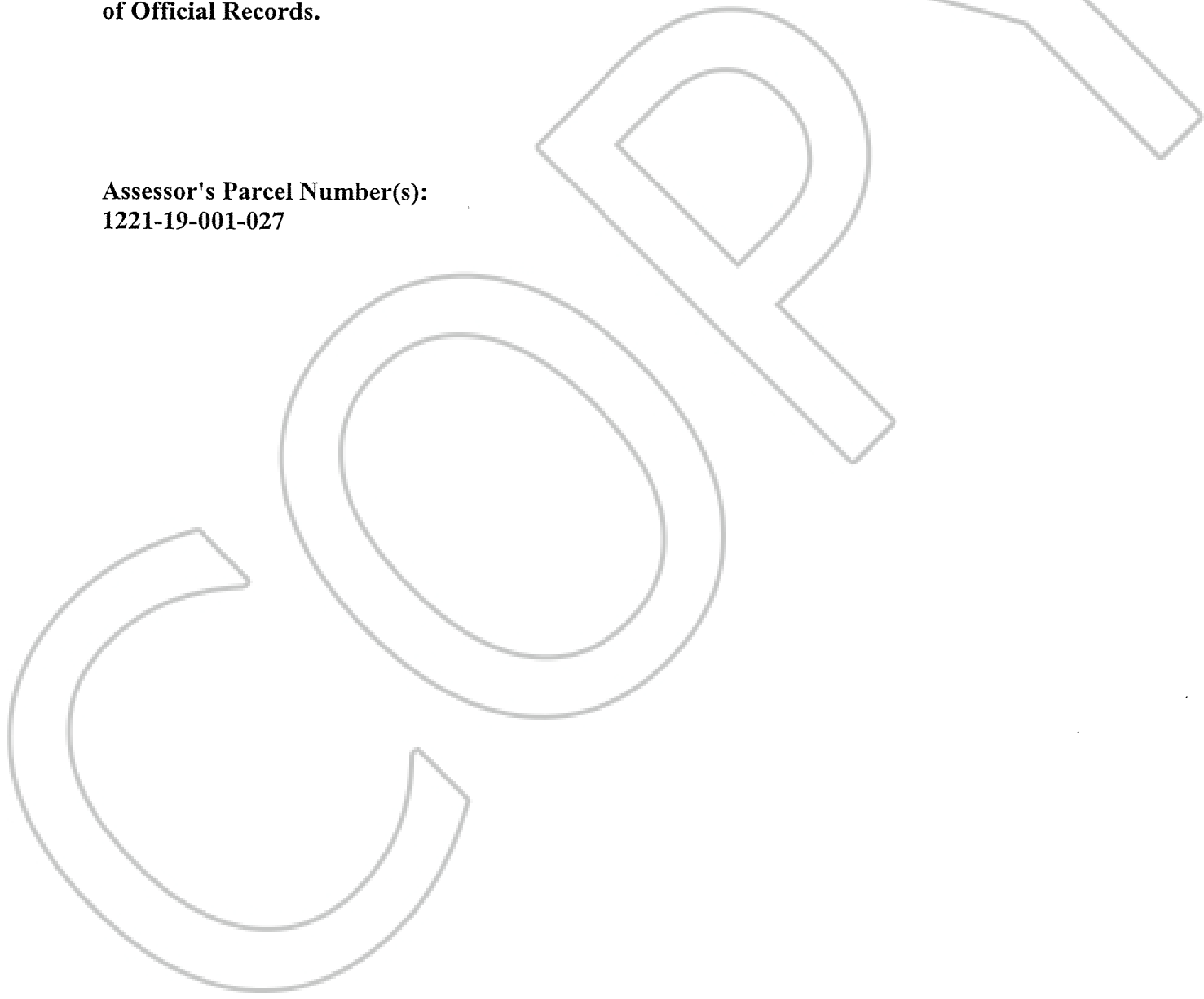
The basis of bearings for the above description is a line between the NE corner of Lot 13 and the NW corner of Lot 14 of Dry Creek Estates, Document No. 525771, of official records of Douglas County, Nevada. Said line bears S72°22'09"W.

Said land is shown as Lot 14 on that certain Record of Survey Map to Support a Boundary Line Adjustment between APN 1221-19-001-025 & 1221-19-001-024 for DAVID AND BEVERLY KING & MILTON AND BONNIE WASHINGTON recorded in the office of the Douglas County Recorder, State of Nevada, on March 28, 2012 in Book 0312, Page 6915, as Document No. 799766, Official Records, and that certain

Certificate of Amendment recorded in the office of the Douglas County Recorder, State of Nevada, on May 3, 2012 in Book 0512, Page 750 as Document No. 801837, Official Records.

NOTE: The above metes and bounds description appeared previously in that certain Boundary Line Adjustment Grant Deed recorded in the office of the County Recorder of Douglas County, Nevada on April 19, 2012, as Document No. 800967, in Book 412, Page 4788, and re-recorded on May 7, 2012, as Document No. 802002, in Book 512, Page 1568, of Official Records.

**Assessor's Parcel Number(s):
1221-19-001-027**



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
 - a) 1221-19-001-027
 - b)
 - c)
 - d)
2. Type of Property:

a) <input type="checkbox"/> Vacant Land	b) <input checked="" type="checkbox"/> Single Fam. Res.
c) <input type="checkbox"/> Condo/Twnhse	d) <input type="checkbox"/> 2-4 Plex
e) <input type="checkbox"/> Apt. Bldg	f) <input type="checkbox"/> Comm'l/Ind'l
g) <input type="checkbox"/> Agricultural	h) <input type="checkbox"/> Mobile Home
i) <input type="checkbox"/> Other _____	

FOR RECORDERS OPTIONAL USE ONLY	
DOCUMENT/INSTRUMENT #:	_____
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: _____	

3. Total Value/Sales Price of Property: \$515,000.00
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$515,000.00
 Real Property Transfer Tax Due: \$2,008.50
4. If Exemption Claimed:
 - a. Transfer Tax Exemption per NRS 375.090, Section _____
 - b. Explain Reason for Exemption: _____
5. Partial Interest: Percentage being transferred: 100 %

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 <u>James R. Turner</u>	Capacity <u>granted</u>
Signature <u>Beverly J. Turner</u>	Capacity <u>granted</u>

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: John R Burgman and Janice M Burgman

Address: P.O. Box 1643
City: Gardnerville
State: NV **Zip:** 89410

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: James R Turner and Beverly J Turner, Trustees of the James R. Turner and Beverly J. Turner Revocable Living Trust dated September 10, 2012

Address: 1985 Mule Court
City: Gardnerville
State: NV **Zip:** 89410

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: eTRCo, LLC. On behalf of Western Title Company
Address: Douglas Office
 1513 Highway 395, Suite 101
City/State/Zip: Gardnerville, NV 89410

Esc. #: 066586-TEA