

DOUGLAS COUNTY, NV

2014-853389

RPTT:\$2925.00 Rec:\$15.00

\$2,940.00 Pgs=2

11/25/2014 03:22 PM

TICOR TITLE - RENO (MAIN)

KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO:  
Randall W. Williams and Shirley J. Williams, Co-Trustees  
3370 Alpine View Court  
Carson City, NV 89705

MAIL TAX STATEMENTS TO:  
Same as above

Escrow No. 1404334-KAS

The undersigned hereby affirms that this document submitted for recording does not contain the social security number of any person or persons.  
(Pursuant to NRS 239b.030)

APN No.: 1419-14-001-028

SPACE ABOVE FOR RECORDER'S USE ONLY

R.P.T.T. \$ ~~0.00~~

2,925.<sup>00</sup>

**GRANT, BARGAIN, SALE DEED**

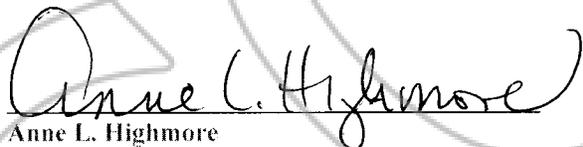
THIS INDENTURE WITNESSETH: That Anne L. Highmore, an unmarried woman who erroneously acquired title as Anne H. Highmore

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Randall W. Williams and Shirley J. Williams, Co-Trustees of The Williams Family Trust created by that certain Trust Agreement made the 15th day of October, 1991

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

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

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

  
Anne L. Highmore

STATE OF NEVADA  
COUNTY OF WASHOE

} ss:

This instrument was acknowledged before me on November 21, 2014 by Anne L. Highmore

  
NOTARY PUBLIC



Escrow No. 1404334-KAS

**EXHIBIT A  
LEGAL DESCRIPTION**

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

All that certain piece or parcel of land situate in the North half (N 1/2) of Section 14, Township 14 North, Range 19 East, M.D.B. & M., being a portion of Lot 85 of ALPINE VIEW ESTATES UNIT NO. 3, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada on April 16, 1973 in Book 473, Page 467 as Document No. 65319, and further being Parcel 85-B and a portion of 85-A as shown on that certain Parcel Map For D.E. and J.H. Frank, recorded March 22, 1977 in Book 377, Page 1005 as Document No. 7758 of Official Records, being more particularly described as follows:

Beginning at the Southeast corner of Parcel 85-B as shown on Parcel Map For D.E. and J.H. Frank, Document No. 7758, filed in Book 377, Page 1005; thence through the following courses:

- 1) North 89°24'24" West, 41.15 feet;
- 2) North 87°39'32" West, 173.56 feet;
- 3) South 33°19'06" West, 22.71 feet;
- 4) South 88°12'56" West, 40.11 feet;
- 5) North 54°13'01" West, 42.72 feet;
- 6) North 01°49'00" West, 180.61 feet;
- 7) North 54°54'08" East, 429.74 feet to the beginning of a curve concave Northeasterly having a radius of 424.99 feet and a radial bearing of South 73°22'47" West;
- 8) Southeasterly along said curve through a central angle of 24°30'00" and an arc length of 181.72 feet;
- 9) South 24°57'00" West, 310.97 feet to the POINT OF BEGINNING.

Reference is made to Record of Survey for Daria E. Radtke, Trustee, recorded April 26, 2004 in 404, Page 12485 as Document No. 611251.

Document No. 757739 is provided pursuant to the requirements of Section 6.NRS 111.312.

APN: 1419-14-001-028

STATE OF NEVADA-DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

- a) 1419-14-001-028
b)
c)

2. Type of Property:

- a) [ ] Vacant Land b) [x] Single Fam. Res.
c) [ ] Condo/Twnhse d) [ ] 2-4 Plex
e) [ ] Apt. Bldg f) [ ] Comm'l/Ind'l
g) [ ] Agricultural h) [ ] Mobile Home
i) [ ] Other

FOR RECORDERS OPTIONAL USE ONLY
Book Page
Date of Recording:
Notes:

3. Total Value/Sales Price of Property:

\$750,000.00
Deed in Lieu of Foreclosure Only (value of property) \$
Transfer Tax Value \$750,000.00
Real Property Transfer Tax Due: \$ 2925.00

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 + Anne Highmore Capacity Grantor
Signature Capacity Grantee

SELLER (GRANTOR) INFORMATION (REQUIRED)

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Anne H. Highmore

Print Name: Randall W. Williams and Shirley J. Williams, Co-Trustees of The Williams Family Trust created by that certain Trust Agreement made the 15th day of October, 1993

Address: 3583 Cherokee
Carson City NV 89705
City, State, Zip

Address: 3370 Alpine View Court
Carson City, NV 89705
City, State Zip

COMPANY/PERSON REQUESTING RECORDING (Required if not the Seller or Buyer)

Print Name: Ticor Title of Nevada, Inc. Escrow #: 1404334-KAS
Address: 5441 Kietzke Lane, Suite 100
City, State, Zip: Reno, NV 89511