

DOUGLAS COUNTY, NV

2014-853558

RPTT:\$390.00 Rec:\$44.00

\$434.00 Pgs=6

12/01/2014 02:20 PM

ETRCO, LLC

KAREN ELLISON, RECORDER

APN#: 1220-10-701-007
RPTT: \$390.00

Recording Requested By:

Western Title Company

Escrow No.: 068104-MHK

When Recorded Mail To:

Michael Kahn
2380 Onota Ave
Riverside, CA 92504

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

M. Kelsh

Print name

Title

M. Kelsh

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,

Marilyn Ashurst Murray, formally Marilyn Lee Ashurst McKenzie sole Successor Trustee of The P & D Trust Agreement dated July 9, 1998

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

Michael Kahn, single man

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:

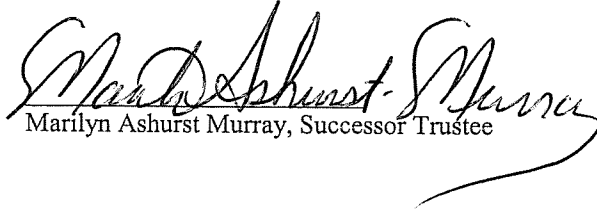
All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

See Exhibit "A" attached hereto and made a part hereof

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

Dated: 11/20/2014

Marilyn Ashurst Murray, formally Marilyn Lee Ashurst McKenzie sole Successor
Trustee of The P & D Trust Agreement dated July 9, 1998


Marilyn Ashurst Murray, Successor Trustee

STATE OF _____

COUNTY OF _____

This instrument was acknowledged before me on

By Marilyn Ashurst Murray, formally Marilyn Lee Ashurst
McKenzie sole Successor Trustee of The P & D Trust
Agreement dated July 9, 1998.

Notary Public

} ss

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California

County of San Luis Obispo

On November 25, 2014 before me, Jessica Cresci, Notary Public,
(Here insert name and title of the officer)

personally appeared Marilyn Ashurst Murray,

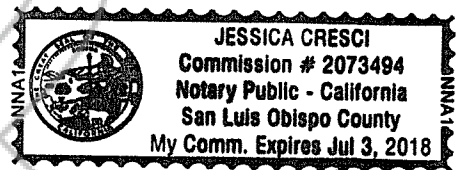
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Jessica Cresci
Signature of Notary Public

(Notary Seal)



ADDITIONAL OPTIONAL INFORMATION

INSTRUCTIONS FOR COMPLETING THIS FORM

Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.

DESCRIPTION OF THE ATTACHED DOCUMENT
Grant, Bargain, + Sale Deed
(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages 4 Document Date 11/20/14

(Additional information)

CAPACITY CLAIMED BY THE SIGNER

Individual (s)
 Corporate Officer

(Title)
 Partner(s)
 Attorney-in-Fact
 Trustee(s)
 Other _____

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he/she/they, is/are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document

EXHIBIT "A"

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

Being a portion of the Northeast quarter of the Southeast quarter of Section 10, Township 12 North, Range 20 East, M.D.B. & M., further described as:

PARCEL 1

COMMENCING at a point on the Southwesterly U.S. Highway 395 right-of-way line, which bears South 45°32' East, a distance of 200.20 feet from the Southeast corner of the PHIL S. McADAM property as the same is described in Deed recorded in Book Z of Deeds, Page 463, Douglas County, Nevada Records, THE TRUE POINT OF BEGINNING;

thence South 44°28' West, a distance of 130.00 feet;
thence South 45°32' East, a distance of 326.10 feet;
thence North 44°28' East, a distance of 128.98 feet to a point on the Southwesterly right-of-way line of U.S. Highway 395;
thence Northwesterly along the said Southwesterly right-of-way line to the POINT OF BEGINNING.

EXCEPTING THEREFROM the parcel conveyed to Jan R. Thran and Yvonne F. Thran by Deed recorded March 15, 1960, in Book 1 of Official Records of Douglas County, Nevada, Page 575, as Document No. 15719. The exception being more fully described as follows:

BEGINNING at a point at the Northeasterly corner of the parcel on the Westerly right-of-way line of U.S. Highway 395, said point being South 45°32' East, a distance of 200.00 feet from the Southeast corner of the Phil S. McAdam property as the same is described and recorded in Book Z, Page 463, Douglas County Records; said point being further described as bearing South 4°13'55" West, a distance of 3,523.26 feet from the section corner common to Sections 2, 3, 10 and 11, Township 12 North, Range 20 East;
thence South 45°32' East along the said Westerly Highway right-of-way line, a distance of 151.00 feet to a point;
thence South 44°28' West, a distance of 130.00 feet to a point;
thence North 45°32' West, a distance of 151.00 feet to a point;
thence North 44°28' East, a distance of 130.00 feet to the POINT OF BEGINNING.

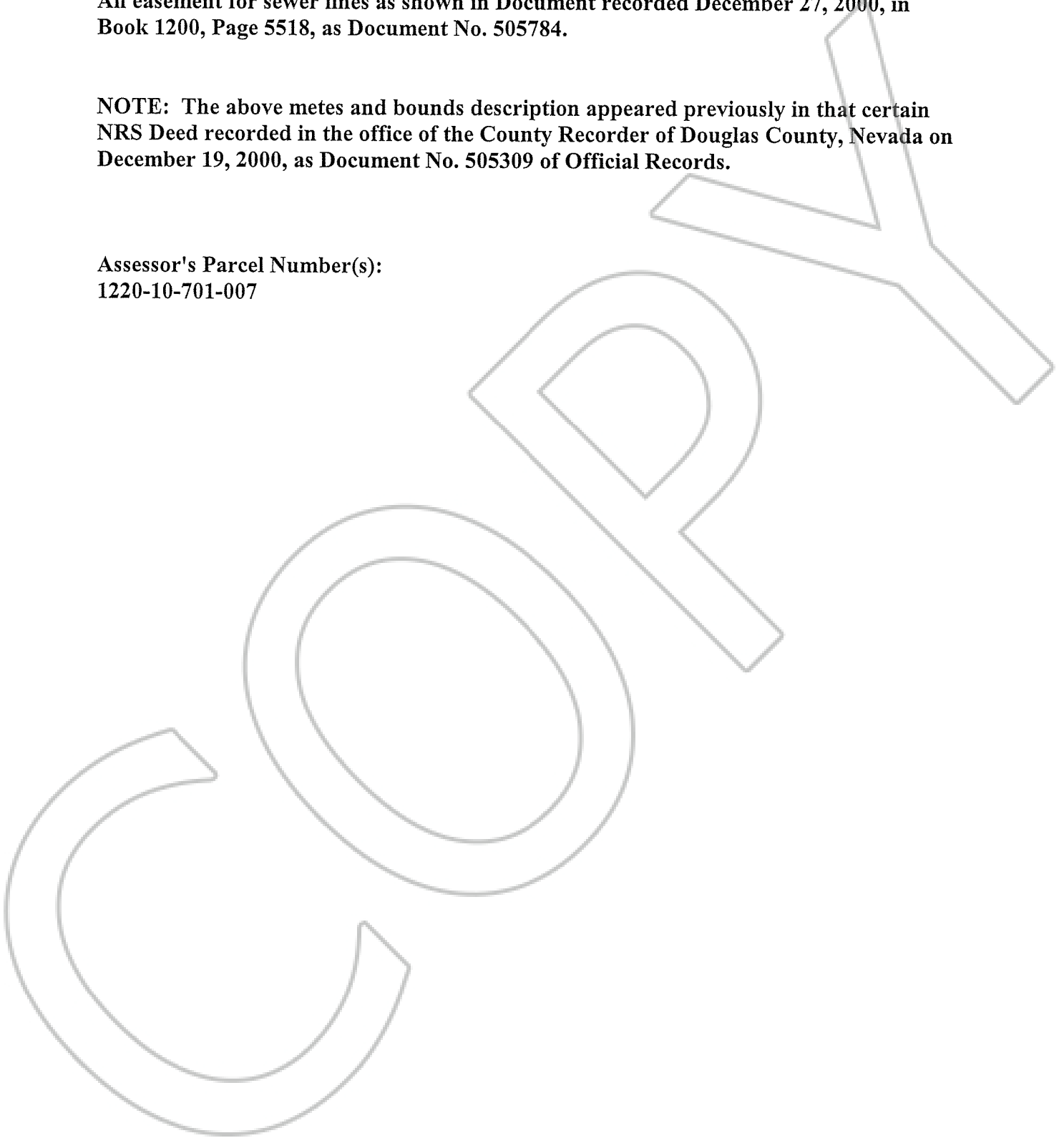
Reference is made to Record of Survey, recorded February 8, 2005, in Book 0205, Page 2677, as Document No. 636248.

PARCEL 2

An easement for sewer lines as shown in Document recorded December 27, 2000, in Book 1200, Page 5518, as Document No. 505784.

NOTE: The above metes and bounds description appeared previously in that certain NRS Deed recorded in the office of the County Recorder of Douglas County, Nevada on December 19, 2000, as Document No. 505309 of Official Records.

**Assessor's Parcel Number(s):
1220-10-701-007**



STATE OF NEVADA DECLARATION OF VALUE

- 1. Assessors Parcel Number(s)
 - a) 1220-10-701-007
 - 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
 - i) Other _____

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

- 3. Total Value/Sales Price of Property: \$100,000.00
- Deed in Lieu of Foreclosure Only (value of property) (_____)
- Transfer Tax Value: \$100,000.00
- Real Property Transfer Tax Due: \$390.00

- 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 M. Belsh Capacity agent
 Signature _____ Capacity _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Print Name: Marilyn Ashurst Murray, formally Marilyn Lee Ashurst McKenzie sole Successor Trustee of The P & D Trust Agreement dated July 9, 1998
Address: 1100 12th Street
City: Los Osos
State: CA **Zip:** 93402

Print Name: Michael Kahn
Address: 2380 Onota Ave
City: Riverside
State: CA **Zip:** 92504

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

Esc. #: 068104-MHK