

DOUGLAS COUNTY, NV
RPTT:\$370.50 Rec:\$16.00
\$386.50 Pgs=3

2014-854413
12/15/2014 08:49 AM

TITLE SERVICE AND ESCROW - YERINGTON
KAREN ELLISON, RECORDER

Document Transfer Tax \$370.50
APN 1022-13-002-003
Escrow No. TSL-37595-SL

RECORDING REQUESTED BY AND
Title Service and Escrow Co
P.O. Box 833
Yerington, NV 89447

MAIL TAX BILL TO GRANTEE:
Mitchell L. Christensen
Lisa A. Christensen
88 Smith Gage Road
Smith, NV 89430

SPACE ABOVE FOR RECORDER'S USE

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby
acknowledged

Richard A. Newman, II, Successor Trustee of the Newman Family
Trust U/D/T 7/2/1992, as amended thereto

does hereby Grant, Bargain and Sell to

Mitchell L. Christensen and Lisa A. Christensen Husband and Wife
as joint tenants, with Right of Survivorship

the following described real property situate in the County of
Douglas , State of Nevada:

BEING ALL THAT PORTION OF SECTION 13 TOWNSHIP 10 NORTH, RANGE 22
EAST, M.D.B.&M., DESCRIBED AS FOLLOWS:

COMMENCING AT NORTH QUARTER CORNER OF SAID SECTION 14; T. 10N., R. 22E.,
SOUTH 89°51' EAST ALONG THE NORTH LINE OF SAID SECTION 14 A DISTANCE OF
792.53 FEET TO A POINT; THENCE SOUTH 13°00' EAST 465.12 FEET TO A POINT;
THENCE ON A CURVE TO THE LEFT THE TANGENT OF WHICH BEARS THE LAST
DESCRIBED COURSE HAVING A RADIUS OF 500 FEET THROUGH A CENTRAL ANGLE
OF 22°30' FOR AN ARC DISTANCE OF 196.35 FEET; THENCE SOUTH 35°30' EAST A
DISTANCE OF 2,287.85 FEET; THENCE ON A CURVE TO THE LEFT THE TANGENT OF
WHICH BEARS THE LAST DESCRIBED COURSE HAVING A RADIUS OF 500 FEET
THROUGH A CENTRAL ANGLE OF 29°15' FOR AN ARC DISTANCE OF 255.25 FEET;
THENCE SOUTH 64°45' EAST 1,559.09 FEET; THENCE ON A CURVE TO THE LEFT THE
TANGENT OF WHICH BEARS THE LAST DESCRIBED COURSE HAVING A RADIUS OF 500
FEET THROUGH A CENTRAL ANGLE OF 49°29'15" FOR AN ARC DISTANCE OF 431.86
FEET; THENCE NORTH 65°45'45" EAST A DISTANCE OF 24.56 FEET TO THE TRUE POINT
OF BEGINNING; THENCE NORTH 06°32'23" WEST 974.48 FEET; THENCE NORTH
84°19'15" EAST 370.00 FEET; THENCE SOUTH 24°05'46" EAST 810.60 FEET; THENCE

SOUTH 65°45'45" WEST A DISTANCE OF 645.00 FEET TO THE TRUE POINT OF BEGINNING.

REFERENCE IS MADE TO RECORD OF SURVEY FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA ON OCTOBER 10, 1969, UNDER FILE NO. 45991, AND THE ABOVE DESCRIBED PARCEL SHOWN AS PARCEL 17.

PARCEL 2:

BEING ALL THAT PORTION OF SECTION 13 AND THE EAST HALF OF SECTION 14, TOWNSHIP 10 NORTH, RANGE 22 EAST, M.D.B.&M., DESCRIBED AS FOLLOWS:

NON-EXCLUSIVE EASEMENTS FOR ROADWAY AND UTILITY PURPOSES AND TO PROVIDE ACCESS TO STATE ROUTE NO. 3, FOR THE BENEFIT OF AND APPURTENANT TO THE PROPERTY CONVEYED HERINABOVE AND SHALL INSURE TO THE BENEFIT OF AND BE USED BY ALL PERSONS WHO MAY BECOME OWNERS OF SAID LAND OR ANY PARTS OR PORTIONS THEREOF SAID EASEMENTS BEING 60 FEET IN WIDTH THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:

COMMENCING AT NORTH QUARTER CORNER OF SAID SECTION 14; THENCE SOUTH 89°51' EAST ALONG THE NORTH LINE OF SAID SECTION 14, A DISTANCE OF 792.53 FEET TO A POINT; THENCE SOUTH 13°00' EAST 104.32 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROUTE NO. 3, THE TRUE POINT OF BEGINNING; THENCE ALONG SAID LINE SOUTH 13°00' EAST 360.80 FEET; THENCE ON A CURVE TO THE LEFT THE TANGENT OF WHICH BEARS THE LAST DESCRIBED COURSE HAVING A RADIUS OF 500 FEET THROUGH A CENTRAL ANGLE OF 22°30'00" FOR AN ARC DISTANCE OF 196 FEET; THENCE SOUTH 35°30' EAST 2,287.85 FEET; THENCE ON A CURVE TO THE LEFT THE TANGENT OF WHICH BEARS THE LAST DESCRIBED COURSE HAVING A RADIUS OF 500 FEET THROUGH A CENTRAL ANGLE OF 29°15' FOR AN ARC DISTANCE OF 255.25 FEET; THENCE A CURVE TO THE LEFT THE TANGENT OF WHICH BEARS THE LAST DESCRIBED COURSE HAVING A RADIUS OF 500 FEET THROUGH A CENTRAL ANGLE OF 49°29'15" FOR AN ARC DISTANCE OF 431.86 FEET; THENCE NORTH 65°45'45" EAST 1,075.22 FEET; THENCE ON A CURVE TO THE LEFT THE TANGENT OF WHICH BEARS THE LAST DESCRIBED COURSE HAVING A RADIUS OF 500 FEET THROUGH A CENTRAL ANGLE OF 16°40'22" FOR AN ARC DISTANCE OF 145.50 FEET; THENCE NORTH 49°05'23" EAST A DISTANCE OF 1,161.73 FEET TO THE TRUE POINT OF ENDING.

ALSO: COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 14; THENCE SOUTH 89°51' EAST ALONG THE NORTH LINE OF SAID SECTION 14 A DISTANCE OF 792.53 FEET TO A POINT; THENCE SOUTH 13°00' EAST 104.32 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROUTE NO. 3; THENCE SOUTH 13°00' EAST 360.80 FEET; THENCE ON A CURVE TO THE LEFT THE TANGENT OF WHICH BEARS THE LAST DESCRIBED COURSE HAVING A RADIUS OF 500 FEET THROUGH A CENTRAL ANGLE OF 07°04'13" FOR AN ARC DISTANCE OF 61.70 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 76°34' EAST 1,706.97 FEET; THENCE ON A CURVE TO THE RIGHT THE TANGENT OF WHICH BEARS THE LAST DESCRIBED COURSE HAVING A RADIUS OF 500 FEET THROUGH A CENTRAL ANGLE OF 28°59'00" FOR AN ARC DISTANCE OF 129.23 FEET; THENCE SOUTH 74°27' EAST A DISTANCE OF 3,465.80 FEET TO THE TRUE POINT OF BEGINNING.

REFERENCE IS MADE TO RECORD OF SURVEY FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON OCTOBER 10, 1969 UNDER FILE NO. 45991 AND THE ABOVE DESCRIBED EASEMENTS SHOWN AS BOSLER WAY AND KYLE DRIVE.

EXCEPTING THEREFROM: ANY PORTIONS OF THE ABOVE DESCRIBED EASEMENTS LYING WITHIN THE EXTERIOR BOUNDARIES OF PARCEL 1.

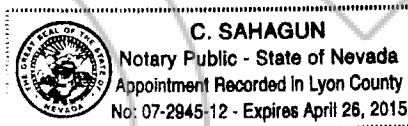
NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLEY IN THAT CERTAIN DOCUMENT RECORDED OCTOBER 3, 1979, IN BOOK 1079, PAGE 307, AS INSTRUMENT NO. 37347.

TOGETHER WITH all tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversion, remainders, rents, issues or profits thereof.

DATED 12-12-14

Richard A. Newman, II, Successor Trustee of the Newman Family Trust U/D/T 7/2/1992, as amended thereto

Richard A. Newman
Richard A. Newman



STATE OF Nevada)
)
) ss.
COUNTY OF Lyon)

On 12-12-14 personally appeared before me, a Notary Public (or Judge or other authorized person, as the case may be), Richard A. Newman who acknowledged to me that he executed the within instrument.

C. Sahagun
Notary Public

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessors Parcel Number(s)
 a) 1022-13-002-003
 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: \$ \$95,000.00
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$ \$95,000.00
 Real Property Transfer Tax Due: \$ \$370.50

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section # _____
 b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____ %

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 Richard A. Newman Capacity GRANTOR
 Signature Mitchell L. Christensen Capacity GRANTEE

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

Print Name: Richard A. Newman, trustee
 Address: 4295 Kyle Dr
 City: Wellington
 State: NV Zip: 89444

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

Print Name: Mitchell L. Christensen, et al
 Address: 88 Smith Gage Road
 City: Smith Valley
 State: Nevada Zip: 89430

**COMPANY/PERSON REQUESTING RECORDING
(required if not the seller or buyer)**

Print Name: Title Service & Escrow Co Yerington Escrow # TSL-37595-SL
 Address: 215 W. Bridge St Suite 1 PO Box 833
 City: Yerington State: NV Zip: 89447

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)