

DOUGLAS COUNTY, NV
RPTT:\$975.00 Rec:\$16.00
\$991.00 Pgs=3
03/12/2015 02:42 PM
FIRST AMERICAN TITLE MINDEN
KAREN ELLISON, RECORDER

A.P.N.: 1321-33-001-008
File No: 143-2478387 (Rt)
R.P.T.T.: \$975.00

When Recorded Mail To: Mail Tax Statements To:
Frank Russell and Marilyn Russell
2481 Juniper Rd
Gardnerville, NV 89410

GRANT, BARGAIN and SALE DEED

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

Henry Newburgh and Jay Newburgh, Trustees of the Newburgh Trust

do(es) hereby *GRANT, BARGAIN and SELL* to

Frank Russell and Marilyn Russell, Husband and Wife, as joint tenants

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

PARCEL I:

ALL THAT CERTAIN PARCEL OF LAND SITUATE WITHIN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 13 NORTH, RANGE 21 EAST, M.D.B. & M., DOUGLAS COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE 1/4 SECTION CORNER COMMON TO SECTIONS 28 AND 33 AS ESTABLISHED BY THE DEFENDANT RESURVEY OF 1973 AND AS SHOWN ON THAT CERTAIN PARCEL MAP FOR GEORGE MULLER RECORDED IN BOOK 1179, PAGE 1860, DOUGLAS COUNTY OFFICIAL RECORDS.

THENCE NORTH 89°41'03" WEST 1049.36 FEET ALONG THE NORTH LINE OF SECTION 33, THENCE SOUTH 749.45 FEET; THENCE SOUTH 89°41'03" EAST 200.00 FEET; THENCE NORTH 216.62 FEET; THENCE SOUTH 89°41'03" EAST 843.93 FEET TO THE EAST LINE OF THE NORTHWEST 1/4 OF SECTION 33, THENCE NORTH 0°35'02" EAST ALONG SAID EAST LINE OF THE NORTHWEST 1/4 OF SECTION 33, 532.83 FEET TO THE POINT OF BEGINNING.

PARCEL II:

TOGETHER WITH AN APPURTENANT NON-EXCLUSIVE EASEMENT AND RIGHT OF WAY AS GRANTED TO HAROLD WILLSON IN EASEMENT DEED RECORDED AUGUST 25, 1983, IN BOOK 883, PAGE 2272, AS FILE NO. 86148, OFFICIAL RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A NONEXCLUSIVE EASEMENT AND RIGHT OF WAY OVER, ACROSS AND UNDER THE NORTHERLY 25 FEET OF THE FOLLOWING DESCRIBED PARCEL OF LAND SITUATE IN THE COUNTY OF DOUGLAS, STATE OF NEVADA:

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND LOCATED AND LYING WITHIN THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 13 NORTH, RANGE 21 EAST, M. D. B. & M., DOUGLAS COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH 1/4 CORNER OF SECTION 33; PROCEED NORTH 5194.30 FEET; THENCE WEST 1648.88 FEET TO THE TRUE POINT OF BEGINNING WHICH IS THE NORTHWEST CORNER OF SAID PARCEL; THENCE EAST 600 FEET; THENCE SOUTH 701.62 FEET; THENCE WEST 400 FEET; THENCE NORTHWESTERLY 732.54 FEET TO THE POINT OF BEGINNING.

NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED AUGUST 09, 1988, IN BOOK 888, PAGE 1186, AS INSTRUMENT NO. 183805.

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

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

Date: 01/20/2015

Henry Newburgh and Jenny Newburgh,
Trustees of the Newburgh Trust

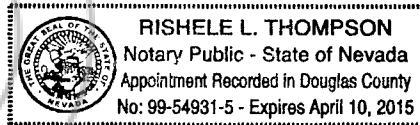
Henry Newburgh, Trustee
Henry Newburgh, Trustee

Jay Newburgh, Trustee
Jay Newburgh, Trustee

STATE OF **NEVADA**)
) : **ss.**
COUNTY OF)
DOUGLAS

This instrument was acknowledged before me on
3/3/15 by
~~Newburgh Trust~~ Henry Newburgh & Jay Newburgh

Rishele L. Thompson
Notary Public
(My commission expires: 4/10/15)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated
03/02/2015 under Escrow No. 143-2478387

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 1321-33-001-008
 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	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a) Total Value/Sales Price of Property: \$250,000.00
 b) Deed in Lieu of Foreclosure Only (value of (\$ _____))
 c) Transfer Tax Value: \$250,000.00
 d) Real Property Transfer Tax Due \$975.00

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption, per 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: _____ Capacity: _____
 Signature: Tom Newburgh Trustee Capacity: Seller

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Newburgh Trust
 Address: 1171 Pyramid Circle
 City: South Lake Tahoe
 State: CA Zip: 96150

Print Name: Russell
 Address: 3051 Swallows Nest Dr.
 City: Sacramento
 State: CA Zip: 95833

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 First American Title Insurance
 Print Name: Company File Number: 143-2478387 Rt/Rt
 Address: 1663 US Highway 395, Suite 101
 City: Minden State: NV Zip: 89423