

DOUGLAS COUNTY, NV

2015-860997

RPTT:\$0.00 Rec:\$16.00

\$16.00 Pgs=3

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FIRST CENTENNIAL - RENO

KAREN ELLISON, RECORDER

E07

APN: 1319-03-811-013

Escrow No. 00209977 - 016 - 18

RPTT \$ -0-

When Recorded Return to:

Tracy H. Sells
Carla Marie Sells
PO Box 133
Genoa, NV 89411

Mail Tax Statements to:

Grantee same as above

SPACE ABOVE FOR RECORDERS USE

Grant, Bargain, Sale Deed

For valuable consideration, the receipt of which is hereby acknowledged,
Tracy H. Sells and Carla Marie Sells, Trustees of the Sells Family 2006 Trust dated
November 28, 2006

do(es) hereby Grant, Bargain, Sell and Convey to
Tracy H. Sells and Carla Marie Sells, husband and wife as joint tenants

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

Witness my/our hand(s) this 20 day of April, 2015

SPACE BELOW FOR RECORDER

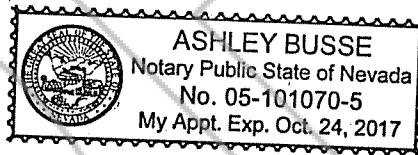
Tracy H. Sells
Tracy H. Sells

Carla Marie Sells
Carla Marie Sells

STATE OF NEVADA
COUNTY OF CLACKSON CITY

This instrument was acknowledged before me on April 20, 2015,
by Tracy H. Sells and Carla Marie Sells.

Ashley Busse
NOTARY PUBLIC



SPACE BELOW FOR RECORDER

Exhibit A

PARCEL 1:

Lot 13, Block A, as set forth on the plat of GENOA LAKES, PHASE 2, a Planned Unit Development, filed for record in the office of the Douglas County Recorder on June 2, 1994, in Book 694, Page 202, as Document No. 338683.

APN: 1319-03-811-013

PARCEL 2:

An exclusive Use and Landscape Easement described as follows:

Commencing at the Southwesterly corner of Lot 13, as shown on the Final Map for GENOA LAKES PHASE 2, Planned Unit Development Document No. 338683 of the Douglas County Recorders Office, said point bears South 61°33'14" East, 98.73 feet from the True Point 'C' as shown on the Genoa Lakes Phase 2, Final Map; thence North 45°07'07" East along the Westerly line of said Lot 13, 56.33 feet to the True Point of Beginning; thence North 45°07'07" East, 37.00 feet; thence South 44°35'29" East, 33.94 feet, thence South 51°20'51" East, 33.94 feet; thence South 38°40'06" West, 37.00 feet to the Northwesterly corner of Lot 14, as shown on said Genoa Lakes Phase 2 Final Map; thence South 38°40'06" West, along the Westerly line of said Lot 14, 24.00 feet; thence North 51°19'54" West, 4.00 feet; thence South 38°40'06" West, 22.06 feet; thence North 44°53'43" West 18.02 feet to a point on the Easterly line of said Lot 13; thence along the Easterly and Northerly boundary lines of said Lot 13 the Following 8 courses:

North 45°07'07" East, 64.00 feet;

Thence North 44°52'53" West, 2.33 feet;

Thence North 45°07'07" East, 2.00 feet;

Thence North 44°52'53" West, 12.50 feet;

Thence South 45°07'07" West, 2.00 feet;

Thence North 44°52'53" West, 2.33 feet;

Thence South 45°07'07" West, 21.67 feet

Thence North 44°52'53" West, 37.83 feet to the True Point of Beginning

"IN COMPLIANCE WITH NEVADA REVISED STATUTE 111.312, THE HEREIN ABOVE LEGAL DESCRIPTION WAS TAKEN FROM INSTRUMENT RECORDED JUNE 19, 2012, BOOK 0612, PAGE 4373 , AS FILE NO. 804359, RECORDED IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA."

SPACE BELOW FOR RECORDER

1. APN: 1319-03-811-013

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 No.:	
Book: _____ Page: _____	
Date of Recording:	
Notes: PK Saw Trust	

**STATE OF NEVADA
DECLARATION OF VALUE**

3. Total Value/Sales Price of Property: \$ _____
- Deed in Lieu of Foreclosure Only (value of property) \$ _____
- Transfer Tax Value: \$ _____
- Real Property Transfer Tax Due: \$-0-

4. **If Exemption Claimed**

- a. Transfer Tax Exemption, per NRS 375.090, Section 7
- b. Explain Reason for Exemption: transfer FROM trust – no consideration

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 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 <i>Tracy H. Sells</i>	Capacity Grantor
Signature _____	Capacity _____
SELLER (GRANTOR) INFORMATION	BUYER (GRANTEE) INFORMATION
* (Required)	(Required)
Print Name: Sells Family 2006 Trust	Print Name: Tracy H. Sells, et al
Address: PO Box 133	Address: PO Box 133
City/State/Zip: Genoa, NV 89411	City/State/Zip: Genoa, NV 89411

COMPANY REQUESTING RECORDING

Co. Name: First Centennial Title Company of NV	Escrow # 00209977-016-18
Address: 704 West Nye Lane, Suite 101 Carson City, NV 89703	

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)

* Tracy H. Sells and Carla Marie Sells, Trustees