

DOUGLAS COUNTY, NV

2015-862604

RPTT:\$0.00 Rec:\$17.00

\$17.00 Pgs=4

05/22/2015 03:34 PM

FIRST AMERICAN TITLE RENO

KAREN ELLISON, RECORDER

E07

A.P.N.: 1418-15-511-020
File No: 121-2483640 (MLR)
R.P.T.T.: \$0.00 # 7

When Recorded Mail To: Mail Tax Statements To:
Edward G. Stevenson
3511 Cheechako Ct
Reno, NV 89509

GRANT, BARGAIN and SALE DEED

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

Edward G. Stevenson and Trudy F. Stevenson, Trustees of The Stevenson Family Trust,
dated January 5, 1998

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

Edward G. Stevenson and Trudy F. Stevenson, husband and wife as joint tenants with
right of survivorship

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

PARCEL 1:

**LOT 7, AS SHOWN ON THE TWELFTH AMENDED PLAT OF UPPAWAY, FILED IN THE
OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON MAY 21,
1976, IN BOOK 576, PAGE 917, DOCUMENT NO. 00394 OF OFFICIAL RECORDS.**

PARCEL 2:

**AN EXCLUSIVE EASEMENT OVER, UNDER AND ACROSS THAT COMMON AREA SHOWN
ON THE MAP OF UPPAWAY, FILED FOR RECORD ON MAY 21, 1976, DOCUMENT NO.
394, MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

BEGINNING AT A POINT ON THE EASTERLY LINE OF UPPAWAY WHICH BEARS SOUTH 66°29'53" EAST 60.74 FEET FROM THE SOUTHEAST CORNER OF LOT 7; THENCE ALONG A CURVE CONCAVE TO THE SOUTHEAST WITH A RADIUS OF 900.00 FEET, A CENTRAL ANGLE OF 8°45'59", AND AN ARC LENGTH 137.57 FEET, THE CHORD OF SAID CURVE BEARS SOUTH 22°06'52" WEST 137.57 FEET; THENCE NORTH 65°58'29" WEST 59.52 FEET; THENCE ALONG A CURVE CONCAVE TO THE WEST LENGTH OF 22.55 FEET; THE CHORD OF SAID CURVE BEARS NORTH 05°36'25" EAST 22.51 FEET; THENCE NORTH 0°50'11" WEST 65.99 FEET; THENCE NORTH 09°10'19" EAST 52.07 FEET; THENCE NORTH 33°23'50" EAST 25.62 FEET; THENCE SOUTH 71°16'49" EAST 73.79 FEET; THENCE SOUTH 56°10'23" EAST 12.19 FEET; THENCE 48°44'50" EAST 30.35 FEET; THENCE SOUTH 19°22'00" WEST 41.89 FEET; THENCE ALONG A CURVE CONCAVE TO THE SOUTHEAST WITH A RADIUS OF 650.00 FEET, A CENTRAL ANGLE OF 04°04'24 AND AN ARC LENGTH OF 46.21 FEET, THE CHORD OF SAID CURVE BEARS SOUTH 23°18'34" WEST 46.20 FEET TO THE TRUE POINT OF BEGINNING.

NOTE: THE ABOVE METES AND BOUND DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED SEPTEMBER 2, 2003, IN BOOK 0903, PAGE 00217, AS INSTRUMENT NO. 0588450.

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: 05/20/2015

B. G. Stevenson

Edward G. Stevenson

Trudy F. Stevenson

Trudy F. Stevenson

STATE OF Minnesota)
)
COUNTY OF Scott) :ss.

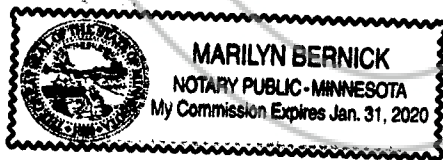
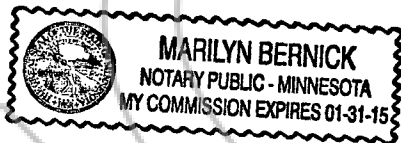
This instrument was acknowledged before me on this:
21 day of May, 2015

By: **Edward G. Stevenson and Trudy F. Stevenson**

Marilyn Bernick

Notary Public

(My commission expires: 1/31/20)



STATE OF NEVADA,

County of Washoe ss.

On May 22, 2015 personally appeared before me, a notary public, Tudy F. Severson personally known or proved to me to be the person whose name is subscribed to the above instrument who acknowledged that he executed the instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official stamp at my office in the County of Washoe the day and year in this certificate first above written.

[Signature]
Signature of Notary



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1418-15-511-020 _____
- 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: pk saw trust

- 3. a) Total Value/Sales Price of Property: \$0.00
- b) Deed in Lieu of Foreclosure Only (value of (\$ _____))
- c) Transfer Tax Value: \$0.00
- d) Real Property Transfer Tax Due \$ _____

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: # 7
- b. Explain reason for exemption: transfer from trust to individuals without any consideration

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: [Signature] Capacity: Grantor
 Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Stevenson Family Trust
 Address: 3511 Cheechako Ct
 City: Reno
 State: NV Zip: 89509

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Edward G. Stevenson and Trudy F. Stevenson
 Address: 3511 Cheechako Ct
 City: Reno
 State: NV Zip: 89509

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

First American Title Insurance
 Print Name: Company File Number: 121-2483640 MLR/MO
 Address: 5310 Kietzke Lane, Suite 100
 City: Reno State: NV Zip: 89511-2043

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