

✓ WOODBURN & WEDGE  
c/o Dawn Cheeseman  
6100 Neil Rd., Ste 500  
Reno NV 89511

DOUGLAS COUNTY, NV 2015-863526  
Rec:\$17.00  
Total:\$17.00 06/08/2015 09:20 AM  
WOODBURN & WEDGE Pgs=5



KAREN ELLISON, RECORDER E05

A.P.N. 1419-03-000-003

The undersigned hereby affirms that this document submitted for recording does not contain the social security number of any person or persons. (Per NRS 239B.030)

**GRANT, BARGAIN AND SALE DEED**

THIS GRANT, BARGAIN AND SALE DEED is made by and between REBECCA ANN SCHNEIDER, Trustee of the SCHNEIDER FAMILY TRUST, dated September 18, 2013 (hereinafter referred to as "Grantor"), and TROY SCHNEIDER, an unmarried man (hereinafter referred to as "Grantee").

**WITNESSETH:**

**WHEREAS**, Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, to her in hand paid by the Grantee, the receipt of which is hereby acknowledged, does hereby GRANT, BARGAIN and SELL unto the Grantee and to his successors and assigns forever, all the right, title and interest in that certain real property situate, lying and being in the County of Douglas, State of Nevada, and more particularly described in Exhibit "A" attached hereto.

**TOGETHER WITH** the appurtenances and all rents, issues and profits thereof, and all right, title and interest of the Grantor therein or thereto, or which she may hereafter acquire.

**TO HAVE AND TO HOLD** the said premises, together with the appurtenances, unto the Grantee, his successors and assigns forever.

**IN WITNESS WHEREOF**, Grantor has executed these presents this 29 day of May 2015.

GRANTOR:

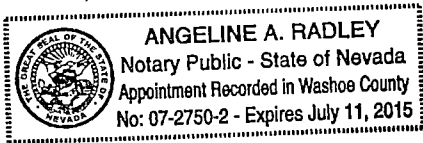
*Rebecca Ann Schneider*  
REBECCA ANN SCHNEIDER, Trustee of  
the SCHNEIDER FAMILY TRUST, dated  
September 18, 2013

THIS PAGE IS ATTACHED TO GRANT, BARGAIN AND SALE DEED FOR A.P.N. 1419-03-000-003

NOTARY ACKNOWLEDGMENT

STATE OF NEVADA                    )  
  ) SS:  
COUNTY OF WASHOE                )

This instrument was acknowledged before me on May 29<sup>th</sup>, 2015, by REBECCA ANN SCHNEIDER.



*Angeline A Radley*  
NOTARY PUBLIC

**Recording Requested by  
and Return to:**  
Jason C. Morris, Esq.  
Woodburn and Wedge  
P.O. Box 2311  
Reno, NV 89505

**Send Tax Statements To Grantee:**  
TROY SCHNEIDER  
1044 Manor Dr.  
Reno, NV 89509

## EXHIBIT "A" <sup>D</sup>

That 14.11 acre parcel of real estate known as Douglas County APN 1419-03-000-03 more particularly described as follows:

All that portion of land situated in the NW  $\frac{1}{4}$  of Section 2 and the NE  $\frac{1}{4}$  of Section 3, Township 14 North, Range 19 East, M.D.B.&M., more particularly described as follows:

Beginning at the Section corner common to Sections 2 and 3, T. 14 N., R. 19 E. and Section 34 and 35, T. 15 N. R. 19 E., as shown on Record of Survey Document No. 472120, on file at the Douglas County Recorder's Office, thence through the following courses:

1. North  $89^{\circ}58'51''$  East, 5.60 feet to the beginning of a curve concave Southeasterly having a radius of 1450.00 feet and a radial bearing of North  $34^{\circ}44'30''$  West;
2. Southwesterly along said curve through a central angle of  $13^{\circ}07'38''$  and an arc length of 332.21 feet;
3. South  $42^{\circ}07'52''$  West, 174.02 feet to the beginning of a tangent curve concave Northwesterly having a radius of 325.00 feet;
4. Southwesterly long said curve through a central angle of  $35^{\circ}48'45''$  and an arc length of 203.14 feet;
5. South  $77^{\circ}56'37''$  West, 98.26 feet to the beginning of a tangent curve concave Southeasterly having a radius of 425.00 feet;
6. Southwesterly along said curve through a central angle of  $25^{\circ}46'08''$  and an arc length of 191.14 feet;
7. South  $52^{\circ}10'29''$  West, 206.15 feet to the beginning of a tangent curve concave Northwesterly having a radius of 526.21 feet;
8. Southwesterly along said curve through a central angle of  $20^{\circ}04'46''$  and an arc length of 184.41 feet to the beginning of a compound curve having a radius of 285.01 feet;
9. Westerly along said curve through a central angle of  $19^{\circ}33'47''$  and an arc length of 97.31 feet to the beginning of a compound curve having a radius of 357.00 feet;
10. Westerly along said curve through a central angle of  $13^{\circ}38'56''$  and an arc length of 85.04 to the East  $\frac{1}{16}$  line of Section 3;
11. North  $00^{\circ}53'27''$  East, 768.30 feet to a B.L.M. monument at the  $\frac{1}{16}$  corner;

12. South 89°40'09" East, 1294.26 feet to the TRUE POINT OF BEGINNING.

Area = 14.11± acres

The Nevada State Plane Coordinate System (NAD 27) West Zone using datum adjustment factor of .9997992943 per NDOT LOCATION DIVISION was used as the Basis of Bearings for this description per Record of Survey No. 472120.

- a. SUBJECT TO HOWEVER that Grant of Easement Deed dated September 24, 1999, between Robert Arth, Successor Executor of the Estate of Harry R. Schneider, as grantor and Andrzej Bugajski and Teresa Bugajski as grantee, such easement being recorded December 20, 1999, in Book 1299, Page 3547, Document No. 0482987, Official Records of Douglas County, Nevada, and also recorded December 8, 1999, as Document No. 243076, Official Records of Carson City, Nevada.
- b. SUBJECT TO AND INCLUDING that Cross Easement Deed dated September 13, 1999, between Robert Arth, Successor Executor of the Estate of Harry R. Schneider, and Schulz Investments, a Nevada Limited Partnership, such deed being recorded December 20, 1999, in Book 1299, Page 3558, Document No. 0482988, Official Records of Douglas County, Nevada, and also recorded December 8, 1999, as Document No. 243077, Official Records of Carson City, Nevada.
- c. SUBJECT TO HOWEVER, that Joint Easement Deeds dated September 13, 1999, between Robert Arth, Executor of the Estate of Harry R. Schneider, and Wallach IX, a Nevada corporation and also between Schulz Investments, a Nevada limited partnership and Wallach IX, a Nevada corporation, and also between Andrzej Bugajski and Teresa Bugajski and Wallach IX, such document being recorded December 20, 1999, in Book 1299, Page 3572, Document No. 0482989, Official Records of Douglas County, Nevada, and also recorded December 8, 1999, as Document No. 243078, Official Records of Carson City, Nevada.
- d. INCLUDING HOWEVER, that Joint Emergency Easement Deeds dated September 24, 1999, between Andrzej Bugajski and Teresa Bugajski as grantor, and Robert Arth, Executor of the Estate of Harry R. Schneider, as grantee, and also between Schulz Investments, a Nevada limited partnership, as grantor, and Robert Arth, Executor of the Estate of Harry R. Schneider as grantee, such Joint Emergency Easement deeds being recorded December 20, 1999, in Book 1299, Page 3619, Document No. 0482995, Official Records of Douglas County, Nevada, and also recorded December 8, 1999, as Document No. 243085, Official Records of Carson City, Nevada.

The above metes and bounds description appeared previously in that certain instrument, recorded in the office of the County Recorder of Douglas County, Nevada, on June 13, 2000, as Document No. 0493892, of Official Records.

# STATE OF NEVADA DECLARATION OF VALUE

**1. Assessor Parcel Number (s)**

- a) 1419-03-000-003
- b) \_\_\_\_\_
- c) \_\_\_\_\_
- d) \_\_\_\_\_

**2. Type of Property:**

- |                             |              |  |                 |
|-----------------------------|--------------|--|-----------------|
| a) <input type="checkbox"/> | Vacant Land  | b) <input checked="" type="checkbox"/> | Single Fam Res. |
| c) <input type="checkbox"/> | Condo/Twnhse | d) <input type="checkbox"/>            | 2-4 Plex        |
| e) <input type="checkbox"/> | Apt. Bldg.   | f) <input type="checkbox"/>            | Comm'l/Ind'l    |
| g) <input type="checkbox"/> | Agricultural | h) <input type="checkbox"/>            | Mobile Home     |
| i) <input type="checkbox"/> | Other        |  |                 |

FOR RECORDERS OPTIONAL USE ONLY	
Notes:	_____
	_____

**3. Total Value/Sales Price of Property:**

\$ \_\_\_\_\_  
 Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_  
 Transfer Tax Value: \$ \_\_\_\_\_  
 Real Property Transfer Tax Due: \$ 0.00

**4. If Exemption Claimed:**

- a. Transfer Tax Exemption, per NRS 375.090, Section: 5
- b. Explain Reason for Exemption: A transfer of real property if the owner of the property is related to the person to whom it is conveyed

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 Jason Morris Capacity Attorney for Grantor  
 Signature Rebecca Schneider Capacity Attorney for Grantee

**SELLER (GRANTOR) INFORMATION BUYER (GRANTEE) INFORMATION**

(REQUIRED)	(REQUIRED)
Print Name: <u>Rebecca Ann Schneider</u>	Print Name: <u>Troy Schneider</u>
Address: <u>1 Schneider Ranch Road</u>	Address: <u>1044 Manor Drivr</u>
City: <u>Carson City</u>	City: <u>Reno</u>
State: <u>Nevada</u> Zip: <u>89705</u>	State: <u>Nevada</u> Zip: <u>89509</u>

**COMPANY/PERSON REQUESTING RECORDING**

(REQUIRED IF NOT THE SELLER OR BUYER)  
 Print Name: Jason C. Morris Escrow # \_\_\_\_\_  
 Address: Woodburn and Wedge, P.O. Box 2311  
 City: Reno State: NV Zip: 89505