

DOUGLAS COUNTY, NV

2015-865341

RPTT:\$0.00 Rec:\$16.00

\$16.00 Pgs=3

06/26/2015 09:27 AM

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 and Trudy F. Stevenson
3511 Cheechako Cl
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, husband and wife as joint tenants with right of survivorship

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

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

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: 06/10/2015

**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: <u>pk trust ok</u>	

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 individuals to trust Trust

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 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: Grantor

SELLER (GRANTOR) INFORMATION

(REQUIRED)

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

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Edward G. Stevenson and
 Print Name: 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)