DOUGLAS COUNTY, NV

2015-869455

RPTT:\$0.00 Rec:\$18.00 \$18.00

Pgs=5

09/11/2015 08:28 AM

ANDERSON, DORN, & RADER, LTD.

KAREN ELLISON, RECORDER

E07

This document does not contain a social security number.

APN: 1319-09-701-002, 1319-09-701-005

& 1319-09-702-052

## **RECORDING REQUESTED BY:**

Bradley B Anderson, Esq. Anderson, Dorn & Rader, Ltd. 500 Damonte Ranch Parkway, Suite 860 Reno, Nevada 89521

#### **AFTER RECORDING MAIL TO:**

Anderson, Dorn & Rader, Ltd. 500 Damonte Ranch Parkway, Suite 860 Reno, Nevada 89521

#### MAIL TAX STATEMENT TO/GRANTEE:

M. DAHL, Trustee MOLLY DAHL LIVING TRUST P.O. Box 1236 Genoa, NV 89411

RPTT: \$0.00 Exempt (7)

Exempt (7): A transfer of title to or from a trust, if the transfer is made without consideration.

# GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH THAT,

M. DAHL, a single woman, who took title as MOLLY DAHL,

For NO consideration, does hereby Grant, Bargain, Sell and Convey unto:

M. DAHL, Trustee, or her successors in trust, under the MOLLY DAHL LIVING TRUST, dated May 14, 1999, and any amendments thereto. ALL of her interest in that real property situated in the County of Douglas, State of Nevada, more particularly described in Exhibit "A," attached hereto and incorporated herein, together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues of profits thereof.

Subject To:

- 1. Taxes for the Current fiscal year, paid current
- 2. Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any.

This deed was prepared without the benefit of a title search and the description of the property was furnished by the parties. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

WITNESS my hand, this 9<sup>th</sup> day of September, 2015.

M. DAHL

STATE OF NEVADA

}ss:

**COUNTY OF WASHOE** 

This instrument was acknowledged before me this 9<sup>th</sup> day of September, 2015, by M.

DAHL.

Notary Public

SARA-LEE OLIVER

Notary Public - State of Nevada Appointment Recorded in Washoe County No: 99-59493-2 - Expires December 1, 2015

## **EXHIBIT "A"**

### **Legal Description:**

A parcel of land located within the SE ¼ of Sections 9 of T.13N., R.19E., M.D.B.&M., Douglas County, Nevada and more particularly described as follows:

Commencing at the Southeast 1/16 Corner of Section 9, T.13N., R.19E., M.D.B.&M., said corner being marked by a brass cap; thence N3°29'53"W a distance of 694.04 feet to a ½" capped pipe; thence West 350.59 feet to a 5/8" rebar with cap stamped P.L.S. 3090; thence N00°31'06"W a distance of 272.64 feet to a 5/8" rebar with cap stamped P.L.S. 3090 which is the TRUE POINT OF BEGINNING; thence N00°31'06"W a distance of 120.69 feet to a 5/8" rebar with cap stamped P.L.S. 3090; thence N00°05'37"W a distance of 137.50 feet to a 5/8" rebar with cap stamped P.L.S. 3090; thence East a distance of 400.00 feet to a 5/8" rebar with cap stamped P.L.S. 3090; thence S00°05'37"E a distance of 137.50 feet to a 5/8" rebar with cap stamped P.L.S. 3090; thence S00°31'07"E a distance of 93.80 feet to a 5/8" rebar with cap stamped P.L.S. 3090; thence S00°31'07"E a distance of 49.57 feet to a 5/8" rebar with cap stamped P.L.S. 3090; thence S7°09'00"W a distance of 49.57 feet to a 5/8" rebar with cap stamped P.L.S. 3090; thence S7°09'00"W a distance of 358.11 feet to the TRUE POINT OF BEGINNING. Said parcel has an area of 102,710.02 square feet or 2.358 acres more or less.

The basis of bearings for this description is the North Line of the Kynett Parcel as shown on the record of survey for C. Rex and Alice Cleary, David and Arlene Cochran, Sonia Dehart and Robert and Carolyn Cochran, and Leslie J. and Joanne Kynett, Book 799, Page 3595, Document No. 472911, of official records of Douglas County, Nevada. The bearing of this line is assumed West to conform to deed, Book 189, Page 4465, of official records of Douglas County, Nevada.

Per NRS 111.312- The Legal Description above appeared previously in that Grant, Bargain, Sale Deed recorded on June 10, 2015, as Document No. 2015-863803 in Douglas County Records, Douglas County, Nevada.

APN: 1319-09-701-002

Property Address: 169 NIXON STREET, GENOA, NV, 89411

### Legal Description:

A parcel of land located within the SE ¼ of Sections 9 of T.13N., R.19E., M.D.B.&M., Douglas County, Nevada and more particularly described as follows:

Commencing at the Southeast 1/16 Corner of Section 9, T.13N., R.19E., M.D.B.&M., said corner being marked by a brass cap; thence N3°29'53"W a distance of 694.04 feet to a ½" capped pipe which is the TRUE POINT OF BEGINNING; thence West a distance of 350.59 feet to a 5/8" rebar with cap stamped P.L.S. 3090; thence N00°31'06"W a distance of 272.64 feet to a 5/8" rebar with cap stamped P.L.S. 3090; thence East a distance of 358.11 feet to a 5/8" rebar with cap stamped P.L.S. 3090; thence N57°09'00"E a distance of 49.57 feet to a 5/8" rebar with cap stamped P.L.S. 3090; thence S00°31'07"E a distance of 100.07 feet to a 5/8" rebar with cap stamped P.L.S. 3090; thence S13°25'27"W a distance of 152.84 feet to a 5/8" rebar with cap stamped P.L.S. 3090; S61°16'40"E a distance of 42.20 feet to a 5/8" rebar with cap stamped P.L.S. 3090; thence S00°31'07"E a distance of 49.41 feet to the TRUE POINT OF BEGINNING. Said parcel has an area of 106,504 square feet or 2.445 acres more or less.

The basis of bearings for this description is the North Line of the Kynett Parcel as shown on the record of survey for C. Rex and Alice Cleary, David and Arlene Cochran, Sonia Dehart and Robert and Carolyn Cochran, and Leslie J. and Joanne Kynett, Book 799, Page 3595, Document No. 472911, of official records of Douglas County, Nevada. The bearing of this line is assumed West to conform to deed, Book 189, Page 4465, of official records of Douglas County, Nevada.

Per NRS 111.312- The Legal Description above appeared previously in that Grant, Bargain, Sale Deed recorded on June 10, 2015, as Document No. 2015-863804 in Douglas County Records, Douglas County, Nevada.

APN: 1319-09-701-005

Property Address: 169B NIXON STREET, GENOA, NV, 89411

### Legal Description:

A parcel of land located within the SE ¼ of Sections 9 of T.13N., R.19E., M.D.B.&M., Douglas County, Nevada and more particularly described as follows:

Commencing at the Southeast 1/16 Corner of Section 9, T.13N., R.19E., M.D.B.&M., said corner being marked by a brass cap; thence N3°29'53"W a distance of 694.04 feet to a ½" capped pipe; thence East a distance of 49.41 feet to a 5/8" rebar with cap stamped P.L.S. 3090; thence N00°31'07"W a distance of 30.52 feet to a 5/8" rebar with cap stamped P.L.S. 3090; thence N61°16'40"W a distance of 42.20 feet to a 5/8" rebar with cap stamped P.L.S. 3090; thence N13°25'27"E a distance of 152.84 feet to a 5/8" rebar with cap stamped P.L.S. 3090 which is the TRUE POINT OF BEGINNING;

thence N00°31'07"W a distance of 100.07 feet to a 5/8" rebar with cap stamped P.L.S. 3090; thence N00°31'07"W a distance of 93.80 feet to a 5/8" rebar with cap stamped P.L.S. 3090; thence N00°05'37"W a distance of 137.50 feet to a 5/8" rebar with cap stamped P.L.S. 3090; thence N00°05'37"W a distance of 5.07 feet to a 5/8" rebar with cap stamped P.L.S. 3090; thence S72°00'12"E a distance of 15.78 feet to a 5/8" rebar with cap stamped P.L.S. 3090; thence S00°05'37"E a distance of 137.50 feet to a 5/8" rebar with cap stamped P.L.S. 3090; thence S00°031'07"E a distance of 133.30 feet to a ½" pipe; thence S13°25'27"W a distance of 62.25 feet to the TRUE POINT OF BEGINNING. Said parcel has an area of 4,556 square feet or 0.104 acres more or less.

The basis of bearings for this description is the North Line of the Kynett Parcel as shown on the record of survey for C. Rex and Alice Cleary, David and Arlene Cochran, Sonia Dehart and Robert and Carolyn Cochran, and Leslie J. and Joanne Kynett, Book 799, Page 3595, Document No. 472911, of official records of Douglas County, Nevada. The bearing of this line is assumed West to conform to deed, Book 189, Page 4465, of official records of Douglas County, Nevada.

Per NRS 111.312- The Legal Description above appeared previously in that Grant, Bargain, Sale Deed recorded on June 10, 2015, as Document No. 2015-863805 in Douglas County Records, Douglas County, Nevada.

APN: 1319-09-702-052

Property Address: 169B NIXON STREET, GENOA, NV, 89411 - EASEMENT

	STATE OF NEVADA			
	DECLARATION OF VALUE			
1.	Assessors Parcel Number(s)			
	a) 1319-09-701-002			
	b) 1319-09-701-005			^
	c) 1319-09-702-052			
	d)			( )
2.	Type of Property:			
	a) $\square$ Vacant Land b) $\underline{X}$ Single		Trust OK - JS	\ \
	c) $\square$ Condo/Twnhse d) $\square$ 2-4 Ple		~	\ \
	e) □ Apt. Bldg f) □ Comm			_ \ \
	g) □ Agricultural h) □ Mobile	Home		
	i) 🗆 Other			
3.	Total Value/Sales Price of Property	: \$		
	Deed in Lieu of Foreclosure Only (value of property) (			
	Transfer Tax Value:	\$ 0.	00	
	Real Property Transfer Tax Due:	\$ 0.	ar to the second of the second	
	real Property Transfer Tax Bue.	Ψ0.	.00	
4.	If Exemption Claimed:		) ]	1
	a. Transfer Tax Exemption per NRS 375.090, Section # 7			
	b. Explain Reason for Exemption: A transfer of title to or from a trust, if the transfer is made without			
	consideration.			
5.	Partial Interest: Percentage being tra	ansferred: 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, th			
	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.	0	_	
	Signature		Capacity: Grantor	
	Signature		_Capacity: <u>Grantor</u>	
1	SELLER (GRANTOR) INFORMA	TION		EE) INFORMATION
/	Name: MOLLY DAHL			DAHL LIVING TRUST
	Address: P.O. Box 1236		Address: P.O. Bo	x 1236
	City: Genoa		City: Genoa	
	State: Nevada Zip: 89411		State: Nevada Zip	
	COMPANY/PERSON REQUESTING RECORDING (required if not the seller or buyer)			
	Print Name: Anderson, Dorn & Rad	76.	row #	
	Address: 500 Damonte Ranch Pkwy			
٧.	City: Reno State: Nevada	Zip: 89521	DE DECODEDAMON	TEIL MED)
- 1	(AS A PUBLIC RE	CORD THIS FORM MAY	DE KECUKDED/MICK	Jrilnied)