

DOUGLAS COUNTY, NV

2015-874834

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\$3,066.85 Pgs=6

12/31/2015 03:23 PM

TICOR TITLE - CARSON

KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO:

Cordell Axelson  
Donna Axelson  
P.O. Box 936  
Minden, NV 89423

MAIL TAX STATEMENTS TO:

Same

Escrow No. N1405267-DC

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

APN No.: 1419-26-610-023

R.P.T.T. \$ 3,047.85

SPACE ABOVE FOR RECORDER'S USE ONLY

### GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Mark B. Turner, Trustee of the Mark B. Turner Trust dated October 29, 2003 and Ridgeline Development, LLC, a Nevada limited liability company

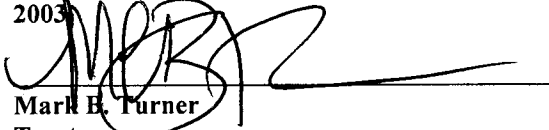
FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Donna Axelson and Cordell Axelson, wife and husband as Joint Tenants

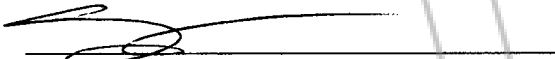
all that real property situated in the County of Douglas, State of Nevada, described as follows:  
SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

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

The Mark B. Turner Trust dated October 29, 2003

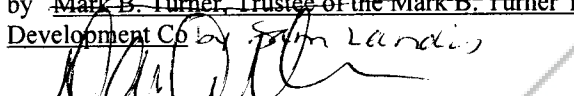
Ridgeline Development Co


  
Mark B. Turner  
Trustee

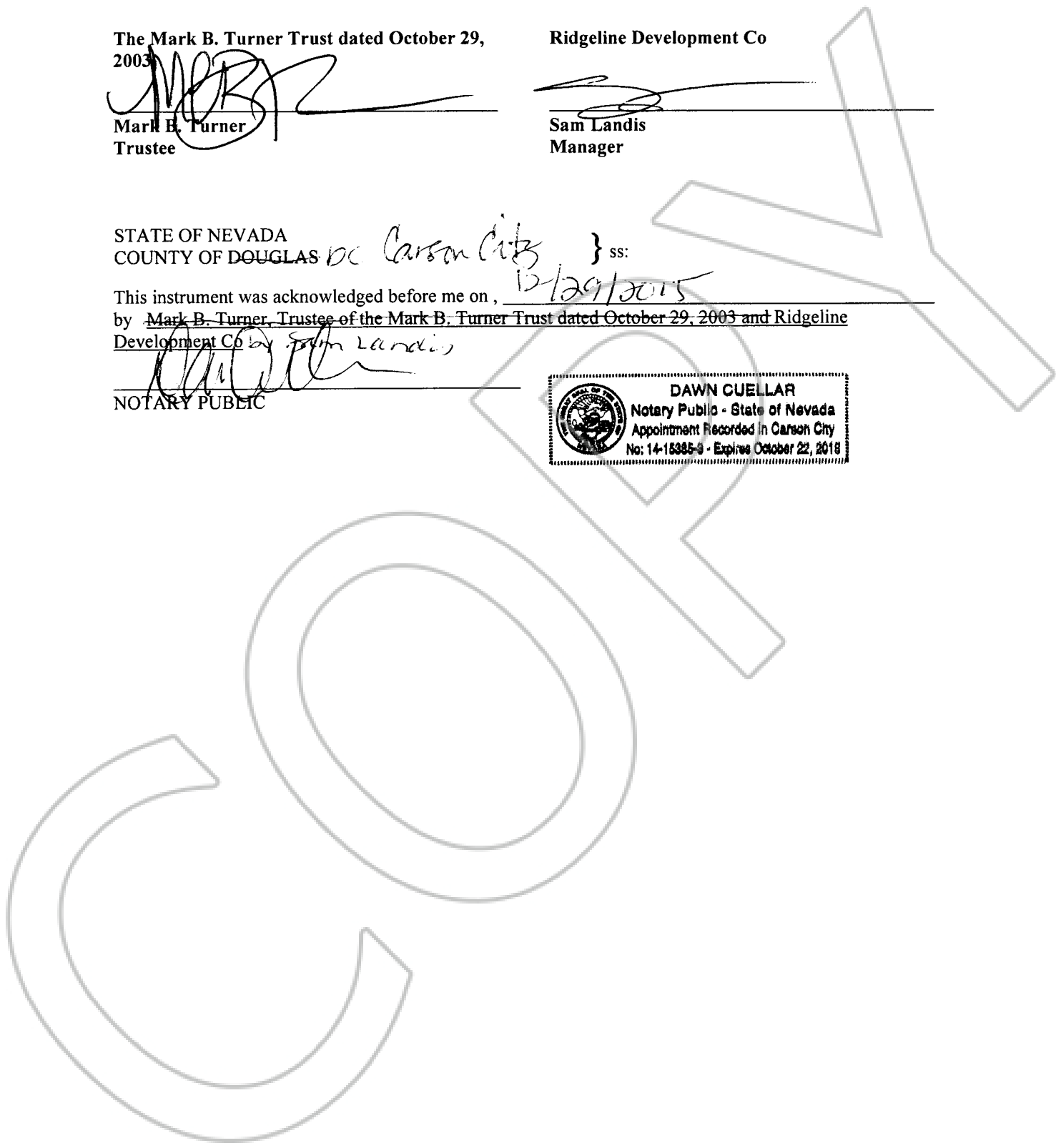
  
Sam Landis  
Manager

STATE OF NEVADA }  
COUNTY OF DOUGLAS DC Carson City } ss:

This instrument was acknowledged before me on, 12/29/2015  
by Mark B. Turner, Trustee of the Mark B. Turner Trust dated October 29, 2003 and Ridgeline Development Co by Sam Landis

  
NOTARY PUBLIC

 **DAWN CUELLAR**  
Notary Public - State of Nevada  
Appointment Recorded in Carson City  
No: 14-15385-9 - Expires October 22, 2018



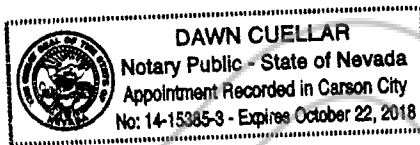
STATE OF Nevada

COUNTY OF Carson City

On 12/31/15 personally appeared before me, a Notary  
Public, Mark B. Turner

who acknowledged that he executed the above instrument.

Signature \_\_\_\_\_  
(Notary Public)



COOPER

**EXHIBIT A  
LEGAL DESCRIPTION**

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

PARCEL 1:

Lot 44, in Block C, as set forth on Final Subdivision Map, Planned Unit Development PD 05-001 for SUMMIT RIDGE AT GENOA LAKES GOLF RESORT PHASE 3A, filed for record with the Douglas County Recorder on September 12, 2007, in Book 0907, Page 2074, as Document No. 709043, Official Records, Douglas County, Nevada.

PARCEL 2:

Together with the following easements for Access:

A non-exclusive 50 foot wide access easement, created in that certain document entitled "Easement Amendment Deed", executed by Little Mondeaux Limousin Corporation, recorded on February 25, 1998, as Document No.

433367, in Book 298, Page 4658, of the Official Records of Douglas County, Nevada.

A 50 foot wide access, irrigation, and utility easement, over and across those certain lands described in document recorded on February 3, 2004, in Book 0204, Page 0954, as Document No. 603680, of the Official Records of Douglas County, Nevada.

A 60 foot private access, private irrigation, and public utility easement, as set forth on the Final Subdivision Map entitled CANYON CREEK MEADOWS PHASE 1, according to the plat thereof filed on February 11, 2004, in Book 0204, Page 4470, as Document No. 604356, of the Official Records of Douglas County, Nevada.

An easement for non-exclusive access purposes with the Easement Area, created in that certain document entitled "Master Grant Deed" executed by Ronald L. Simek, et al, recorded on December 31, 1996, as Document No. 403934, in Book 1296, Page 4911, of the Official Records of Douglas County, Nevada.

An easement for pedestrian and vehicular ingress and egress to and from that certain real property; and the installation, construction, repair, maintenance, and replacement of roadway improvements within the Easement Area, such as, without limitation, asphalt paving, cattle guard, and so forth, created in that certain Document entitled "Grant of Relocatable Private Access Easement (#OS6), executed by Ronald L. Simek, recorded on February 3, 2004, as Document No. 603676, in Book 0204, Page 862, of the Official Records of Douglas County, Nevada.

PARCEL 3:

WHEN RECORDED MAIL TO:  
Cordell Axelson  
Donna Axelson  
P.O. Box 936  
Minden, NV 89423

MAIL TAX STATEMENTS TO:  
Same

Escrow No. N1405267-DC

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

APN No.: 1419-26-610-023  
R.P.T.T. \$ 3,047.85

SPACE ABOVE FOR RECORDER'S USE ONLY

### **GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH: That Mark B. Turner, Trustee of the Mark B. Turner Trust dated October 29, 2003 and Ridgeline Development, LLC, a Nevada limited liability company

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Donna Axelson and Cordell Axelson, wife and husband as Joint Tenants

all that real property situated in the County of Douglas, State of Nevada, described as follows:  
SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

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

Also Together with the following Reservations, Easements and Covenants for the benefit of Parcel 1, herein:

Easements pursuant to document entitled "Ancillary Easements Memorandum", recorded March 31, 2005, in Book 0305, Page 14366, as Document No. 640526, Official Records, Douglas County, Nevada;

Easements pursuant to document entitled "Grant of Easement", recorded May 1, 2006, in Book 0506, Page 168, as Document No. 673811, Official Records, Douglas County, Nevada;

Easements pursuant to document entitled "Grant of Easements", recorded May 1, 2006, in Book 0506, Page 347, as Document No. 673835, Official Records, Douglas County, Nevada;

Easements pursuant to document entitled "Grant of Easements", recorded May 1, 2006, in Book 0506, Page 377, as Document No. 673836, Official Records, Douglas County, Nevada;

Easements pursuant to document entitled "Reciprocal Parking and Access Easement Agreement", recorded July 24, 2006, in Book 0706, Page 8118, as Document No. 680413, Official Records, Douglas County, Nevada;

Easement pursuant to document entitled "Grant of Mailbox Cluster Easement", recorded December 1, 2006, in Book 1206, Page 66, as Document No. 689800, Official Records, Douglas County, Nevada.

APN: 1419-26-610-023

**STATE OF NEVADA-DECLARATION OF VALUE FORM**

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

- a) 1419-26-610-023
- 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 ONLY**

Book \_\_\_\_\_ Page \_\_\_\_\_  
 Date of Recording: \_\_\_\_\_  
 Notes: \_\_\_\_\_

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

Deed in Lieu of Foreclosure Only (value of property) \$ 781,302.52  
 Transfer Tax Value \$ 781,302.52  
 Real Property Transfer Tax Due: \$3,047.85

**4. If Exemption Claimed**

- a. Transfer Tax Exemption, per NRS 375.090, Section \_\_\_\_\_
- b. Explain Reason for Exemption: \_\_\_\_\_

**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 40% 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: [Signature] Capacity: Agent

**SELLER (GRANTOR) INFORMATION (REQUIRED)**

**BUYER (GRANTEE) INFORMATION (REQUIRED)**

Print Name: Mark B. Turner, Trustee of the Mark B. Turner Trust dated October 29, 2003 + Ridgely Dr.  
 Address: 3075 College Parkway  
Carson City, NV 89706  
 City, State, Zip

Print Name: Cordell Axelson + Donna Axelson  
 Address: P.O. Box 936  
Minden, NV 89423  
 City, State Zip

**COMPANY/PERSON REQUESTING RECORDING (Required if not the Seller or Buyer)**

Print Name: Ticor Title of Nevada, Inc. Escrow #: N1405267-DC1  
 Address: 307 W. Winnie Lane Suite #1  
 City, State, Zip: Carson City, NV 89703