

DOUGLAS COUNTY, NV
RPTT:\$3744.00 Rec:\$17.00
\$3,761.00 Pgs=4
01/15/2016 11:28 AM
FIRST AMERICAN TITLE MINDEN
KAREN ELLISON, RECORDER

A.P.N.: 1319-34-002-029
File No: 143-2489939 (SC)
R.P.T.T.: \$3,744.00

When Recorded Mail To: Mail Tax Statements To:
The Rock Morgan Family Trust dated February 27, 2015
1350 E. Cook Road
Ione, CA 95640

GRANT, BARGAIN and SALE DEED

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

Daniel R. Hickey and Laurel C. Hickey, husband and wife as joint tenants

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

Rock Morgan, as Trustee of The Rock Morgan Family Trust dated February 27, 2015

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

**THAT PORTION OF SECTION 34, TOWNSHIP 13 NORTH, RANGE 19 EAST, M.D.B. & M.,
IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, BEING MORE PARTICULARLY
DESCRIBED AS FOLLOWS:**

**THAT PORTION OF THE "OPEN SPACE EASEMENT AREA" SHOWN ON THE FINAL MAP
OF THE LAURA SPRINGS SUBDIVISION, RECORDED IN BOOK 592 AT PAGE 1948 AS
DOCUMENT NO. 278449 IN THE OFFICIAL RECORDS OF SAID DOUGLAS COUNTY,
SAID LAND BEING A PORTION OF PARCEL 2 AS SAID PARCEL IS SHOWN ON PARCEL
MAP NO. 1 FOR FLOYD D. ALLERMAN, LUCILLE ALLERMAN & CHRISTINE L.
ALLERMAN DAWSON, RECORDED IN BOOK 684 AT PAGE 1986 AS DOCUMENT NO.
102426 AND THAT PORTION OF PARCEL 1 AS SAID PARCEL IS SHOWN ON PARCEL
MAP NO. 1 FOR FLOYD D. ALLERMAN, LUCILLE ALLERMAN & CHRISTINE L.
ALLERMAN DAWSON, RECORDED IN BOOK 684 AT PAGE 1986 AS DOCUMENT NO.
102426 IN THE OFFICIAL RECORDS OF SAID DOUGLAS COUNTY, BEING DESCRIBED
AS FOLLOWS:**

BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID "OPEN SPACE EASEMENT AREA", SAID CORNER BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF FOOTHILL ROAD; THENCE NORTHERLY ALONG SAID RIGHT-OF-WAY NORTH 0°27'41" EAST, 389.35 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 1360.00 FEET, A RADIAL LINE THROUGH SAID POINT BEARS NORTH 89°29'05" WEST; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 18°42'56" AN ARC DISTANCE OF 444.24 FEET TO THE SOUTHWESTERLY CORNER OF LOT 1, BLOCK A OF SAID LAURA SPRINGS SUBDIVISION, A RADIAL LINE THROUGH SAID POINT BEARS NORTH 70°46'09" WEST; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID BLOCK A, SOUTH 85°46'55" EAST, 1154.89 FEET TO THE SOUTHEASTERLY CORNER OF LOT 5, BLOCK A OF SAID LAURA SPRINGS SUBDIVISION; THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID BLOCK A, NORTH 4°38'16" EAST, 560.94 FEET TO THE NORTHEASTERLY CORNER OF LOT 8, BLOCK A OF SAID LAURA SPRINGS SUBDIVISION; THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID BLOCK A, NORTH 89°42'51" WEST, 1004.13 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF FOOTHILL ROAD; THENCE NORTHEASTERLY ALONG SAID RIGHT-OF-WAY LINE NORTH 22°07'50" EAST, 32.32 FEET TO THE NORTHWESTERLY CORNER OF SAID "OPEN SPACE EASEMENT AREA"; THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID "OPEN SPACE EASEMENT AREA", SOUTH 89°42'51" EAST, 2261.72 FEET; THENCE NORTH 10°34'16" WEST, 3.34 FEET; THENCE NORTH 89°42'28" EAST, 555.09 FEET; THENCE SOUTH 0°17'32" WEST, 30.00 FEET; THENCE NORTH 89°42'28" EAST, 1684.96 FEET; THENCE NORTH 19°04'06" EAST, 145.83 FEET; THENCE NORTH 83°21'04" EAST, 261.00 FEET; THENCE NORTH 74°06'33" EAST, 111.00 FEET TO THE NORTHEASTERLY CORNER OF NEW PARCEL 2A BEING DESCRIBED HEREIN; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID PARCEL 1 & 2 OF SAID DOCUMENT NO. 102426, SOUTH 0°05'21" EAST, 1399.07 FEET TO THE SOUTHEASTERLY CORNER OF SAID "OPEN SPACE EASEMENT AREA", AS SAID CORNER WAS ESTABLISHED BY THE RECORD OF SURVEY TO ACCOMPANY LOT LINE ADJUSTMENT FOR DANIEL R. & LAURIE HICKEY & JOHNSON FAMILY TRUST, RECORDED IN BOOK 791 AT PAGE 5422 AS DOCUMENT NO. 256626 IN THE OFFICIAL RECORDS OF SAID DOUGLAS COUNTY; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID "OPEN SPACE EASEMENT AREA" AS SHOWN ON SAID DOCUMENT NO. 256626 AND SAID DOCUMENT NO. 278449, NORTH 89°49'36" WEST, 549.91 FEET; THENCE SOUTH 70°33'13" WEST, 88.42 FEET; THENCE NORTH 71°48'02" WEST, 59.21 FEET; THENCE SOUTH 45°58'04" WEST, 126.29 FEET; THENCE NORTH 89°49'56" WEST, 4420.59 FEET TO THE POINT OF BEGINNING.

SAID LAND IS ALSO KNOWN AS PARCEL 2A ON THAT CERTAIN RECORD OF SURVEY AS SHOWN BY MAP THEREOF ON FILE IN BOOK 1106 OF SURVEYS, PAGE 9226 FILED FOR RECORDED NOVEMBER 28, 2006 AS DOCUMENT NO. 689520.

NOTE: THE ABOVE METES AND BOUNDS LEGAL DESCRIPTION PREVIOUSLY APPEARED IN THAT CERTAIN DOCUMENT RECORDED NOVEMBER 28, 2006 UNDER RECORDING NUMBER 689522, OFFICIAL RECORDS, DOUGLAS COUNTY, NEVADA.

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: 07/23/2015

COPY

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1319-34-002-029
- 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: _____	

- 3. a) Total Value/Sales Price of Property: \$960,000.00
- b) Deed in Lieu of Foreclosure Only (value of \$ _____)
- c) Transfer Tax Value: \$960,000.00
- d) Real Property Transfer Tax Due \$3,744.00

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 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 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: *A. Hickey*
 Signature: _____

Capacity: *Officer*
 Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Daniel R. Hickey and Laurel C. Hickey
 Address: 1456 Foothill Rd.
 City: Gardnerville
 State: NV Zip: 89460

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: The Rock Morgan Family Trust dated February 27, 2015
 Address: 1350 E. Cook Road
 City: lone
 State: CA Zip: 95640

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

Print Name: First American Title Insurance Company
 Address: 1663 US Highway 395, Suite 101
 City: Minden

File Number: 143-2489939 SC/SC
 State: NV Zip: 89423

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