



KAREN ELLISON, RECORDER

E07

16  
APN: 1319-34-002-026

**WHEN RECORDED RETURN TO, AND  
MAIL FUTURE TAX STATEMENTS TO:**

The Whittier Trust Company of Nevada, Inc.  
Trustee

The Marital Trust

The Douglas L. Champlin Family Trust  
100 West Liberty St., Suite 890  
Reno, NV 89501

The undersigned hereby affirms that this document submitted for recording does not contain the personal information of any person or persons per N.R.S. 239B.030.

NRPTT: \$-0-

**GRANT, BARGAIN AND SALE DEED**

Without consideration, The Whittier Trust Company of Nevada, Inc., as the Trustee of The Douglas L. Champlin Family Trust (As Restated), under Trust Agreement dated November 28, 2011 hereby grants, bargains and sells to The Whittier Trust Company of Nevada, Inc., as Trustee of The Marital Trust under The Douglas L. Champlin Family Trust (As Restated), under Trust Agreement dated November 28, 2011, all of the Trust's right, title, and interest in the real property situate at 240 Hansen Lane, Gardnerville, County of Douglas, State of Nevada, APN 1319-34-002-026, the legal description of which is more particularly described herein as follows:

Parcel 1:

A parcel of land located within a portion of the South one-half (S1/2) of Section 34, Township 13 North, Range 19 East, Mount Diablo Meridian, more particularly described as follows:

Parcel 1B of Parcel Map LDA 02-079 for JANICE G. HANSEN filed for record with the Douglas County Recorder on April 2, 2003 in Book 0403, Page 779, as Document No. 572184, Official Records of Douglas County, Nevada.

A portion of Assessors Parcel No. 1319-34-002-018

Parcel 2:

A non-exclusive Private Access Easement traversing the South 50 feet of Parcels 1, 3 and 4, and continuing in an East-West direction to a terminus point in Parcel 7, as shown on Land Map for HELEN M. CLARK TRUST recorded April 20, 1993 in Book 493, Page 3812 as Document No. 305160, Official Records of Douglas County, Nevada.

Parcel 3:

Rights of way as imposed in Cross Deeds of Private Equestrian Easement as recorded May 13, 1996, in Book 596, page 2128, Document No. 387652, Official Records of Douglas County, Nevada.

"IN COMPLIANCE WITH NEVADA REVISED STATUE 111.312, THE HEREIN ABOVE LEGAL DESCRIPTION WAS TAKEN FROM INSTRUMENT RECORDED MAY 27, 1997, BOOK 0597, PAGE 4271, AS FILE NO. 413326, RECORDED IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA."

"TOGETHER WITH ANY AND ALL WATER OR WATER RIGHTS, DITCH OR DITCH RIGHTS APPURTENANT THERETO."

Address: 240 Hansen Lane  
Gardnerville, NV

TOGETHER WITH the tenements, hereditaments and appurtenances thereunto belonging or appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; together with all water and water rights, ditches and ditch rights, appurtenant thereto or used in connection therewith.

Dated this 14<sup>th</sup> day of December, 2015.

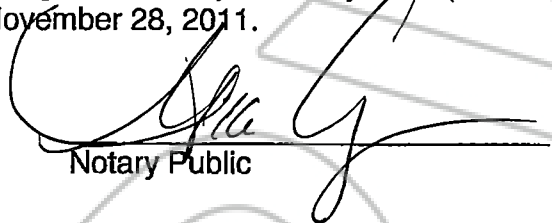
The Douglas L. Champlin Family Trust (As Restated)

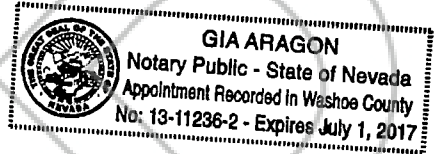
By: \_\_\_\_\_

William E. Ramsey, President  
Whittier Trust Company of Nevada, Inc., Trustee

STATE OF NEVADA     )  
                                  ) .ss  
COUNTY OF WASHOE    )

This Grant, Bargain and Sale Deed was acknowledged before me on December 14, 2015, by William E. Ramsey, as the President of Whittier Trust Company of Nevada, Inc., as Trustee of The Douglas L. Champlin Family Trust (As Restated), under the Trust Agreement dated November 28, 2011.

  
\_\_\_\_\_  
Notary Public



*(Large, faint watermark text, possibly "COOPER")*

# STATE OF NEVADA DECLARATION OF VALUE

FOR RECORDER'S OPTIONAL USE ONLY

1. **Assessor Parcel Number (s)**  
 a) 1319-34-002-026  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

Document/Instrument # \_\_\_\_\_  
 Book: \_\_\_\_\_ Page \_\_\_\_\_  
 Date of Recording: \_\_\_\_\_  
 Notes: Trust Verified

2. **Type of Property:**  
 a)  Vacant Land      b)  Single Fam Res.  
 c)  Condo/Twnhse      d)  2-4 Plex  
 e)  Apt. Bldg.      f)  Comm'/Ind'l  
 g)  Agricultural      h)  Mobile Home  
 i)  Other

3. **Total Value/Sales Price of Property:**      \$ Exempt  
 Deed in Lieu of Foreclosure Only (value of property)      \$ \_\_\_\_\_  
 Transfer Tax Value:      \$ \_\_\_\_\_  
 Real Property Transfer Tax Due:      \$ \_\_\_\_\_

4. **If Exemption Claimed:**  
 a. Transfer Tax Exemption, per NRS 375.090, Section : 7  
 b. Explain Reason for Exemption: Transfer from a trust to a trust without consideration.

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 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** William E. Ramsey      **Capacity:** Grantor/Grantee  
 William E. Ramsey, as President of  
 The Whittier Trust Company of Nevada, Inc., as Trustee of  
 The Douglas L. Champlin Family Trust (As Restated)  
 And  
 William E. Ramsey, as President of  
 The Whittier Trust Company of Nevada, Inc., as Trustee of  
 The Marital Trust under The Douglas L. Champlin Family Trust (As Restated)

**SELLER (GRANTOR) INFORMATION**

**Print Name:** The Whittier Trust Company of Nevada, Inc., as Trustee of  
The Douglas L. Champlin Family Trust (As Restated)

**Address:** 100 West Liberty St., Suite 890

**City:** Reno

**State:** NV **Zip:** 89510

**BUYER (GRANTEE) INFORMATION**

**Print Name:** The Marital Trust under The Whittier Trust Company of Nevada, Inc., as Trustee of  
The Douglas L. Champlin Family Trust (As Restated)

**Address:** 100 West Liberty St., Suite 890

**City:** Reno

**State:** NV **Zip:** 89510

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

**Print Name:** Maupin, Cox & LeGoy

**Escrow #** N/A

**Address:** 4785 Caughlin Parkway

**City:** Reno

**State:** Nevada

**Zip:** 89520

**(As a Public Record this Form May Be Recorded)**