

DOUGLAS COUNTY, NV
RPTT:\$877.50 Rec:\$15.00
\$892.50 Pgs=2
TICOR TITLE - GARDNERVILLE
KAREN ELLISON, RECORDER

2016-876306

02/04/2016 03:55 PM

WHEN RECORDED MAIL TO:
Brian Stutzman
4256 KYLE DRIVE
WELLINGTON, NV 89444

MAIL TAX STATEMENTS TO:
Brian Stutzman
SAME AS ABOVE

Escrow No. 1505865-RLT

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.: 1022-13-002-012
R.P.T.T. \$ 877.50

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

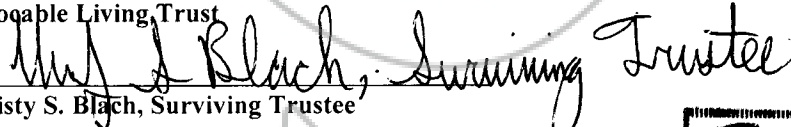
THIS INDENTURE WITNESSETH: That Christy S. Blach, Surviving Trustee of the Kenneth Alan Blach and Christy Susan Blach Revocable Living Trust, an unmarried woman who acquired title as Christy S. Monohan, an unmarried man

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Brian Stutzman, **A SINGLE MAN**

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

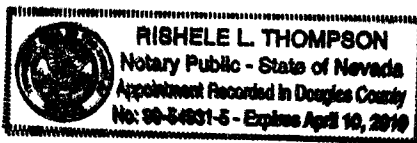
Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Christy S. Blach, Surviving Trustee of the
Kenneth Alan Blach and Christy Susan Blach
Revocable Living Trust


Christy S. Blach, Surviving Trustee

STATE OF NEVADA
COUNTY OF DOUGLAS

} ss:



This instrument was acknowledged before me on, 1/29/16
by Christy S. Blach, Surviving Trustee of the Kenneth Alan Blach and Christy Susan Blach Revocable Living Trust



**EXHIBIT A
LEGAL DESCRIPTION**

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

A portion of Section 13, Township 10 North, Range 22 East, M.D.B.&M. described as follows:

Commencing at the section corner to Sections 11, 12, 13, and 14 in Township 10 North, Range 22 East, M.D.B.&M.; thence South 06°35'24" West 101.97 feet; South 00°17' West, 1232.87 feet; South 64°40'43" East, 514.92 feet; South 25°26'11" West, 1242.12 feet to a point in the centerline of a 60 foot easement known as Kyle Drive; thence along said centerline South 64°45' East, 640.00 feet to the true point of commencement; thence from the true point of commencement, South 25°15' West, 535.00 feet; thence South 74°09'17" East, 1104.96 feet; thence North 1 0°09' East, 385.00 feet to a point in the centerline of said Kyle Drive; thence along said centerline along a curve to the right, with a radius of 500 feet with a central angle of 15°06' an arc distance of 131.77 feet; thence North 64°45' West, 859.56 feet to the true point of commencement.

TOGETHER WITH a non-exclusive for road and utility purposes over, on and across Kyle Drive and Bosler Way (60 foot easements), as shown on that certain Record of Survey, filed for record October 10, 1969 under Recorder's Serial No. 45991, Map Book 1, Douglas County Records.

EXCEPTING THEREFROM commencing at the Section corner common to Sections 11, 12, 13, and 14, Township 10 North, Range 22 East, M.D.B.&M.; thence South 19°32'15" East 3461.96 feet to the true point of beginning; thence South 64°45'00" East 124.56 feet to the beginning of a curve to the left and concave to the North with a radius of 500.00 feet and central angle of 15°06'00"; thence along said curve an arc length of 131.77 feet; thence leaving said curve South 10°09'00" West 385.00 feet; thence North 74°09'17" West 359.95 feet; thence North 25° 15'00" East 413.26 feet to the point of beginning.

EXCEPTING THEREFROM commencing at the Section corner common to Sections 11, 12, 13, and 14, Township 20 North, Range 22 East, M.D.B.&M.; thence South 19°32'15" East 3461.96 feet to the true point of beginning; thence South 25°15'00" West a distance of 413.26 feet; thence North 74°09'17" West a distance of 258.47 feet; thence North 25°15'00" East a distance of 455.49 feet; thence South 64°45'00" East a distance of 255.00 feet to the True Point of beginning.

NOTE: The above metes and bounds description appeared previously in that Deed recorded in the office of the County Recorder of Douglas County, Nevada on May 14, 2009, Book 509, Page 3520 as Document No. 743180 of Official Records.

APN: 1022-13-002-012

STATE OF NEVADA-DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

- a) 1022-13-002-012
- 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) \$225,000.00
 \$ _____
 Transfer Tax Value \$225,000.00
 Real Property Transfer Tax Due: \$ 877.50

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 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 Christy S. Blach Capacity Grantor
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)

(REQUIRED)

Print Name: Christy S. Blach, Surviving Trustee of the Kenneth Alan Blach and Christy Susan Blach Revocable Living Trust

Print Name: Brian Stutzman

Address: PO BOX 13652
South Lake Tahoe, CA 96151

Address: 4256 KYLE DRIVE
WELLINGTON, NV 89444

City, State, Zip

City, State Zip

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

Print Name: Ticor Title of Nevada, Inc. Escrow #: 1505865-RLT
 Address: 1483 Highway 395, Suite B
 City, State, Zip: Gardnerville, NV 89410