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A.P.N.: 1220-04-101-018



R.P.T.T.: \$-0- #3

KAREN ELLISON, RECORDER

E07

When Recorded Mail To: Mail Tax Statements To:
Marc Withrow
1511 Mill Creek Way
Gardnerville, Nevada 89410

GRANT, BARGAIN and SALE DEED

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

Marc Robert Withrow, Trustee of the WITHROW FAMILY TRUST, dated April 30, 2006,
created under the R AND L WITHROW REVOCABLE TRUST

do(es) hereby GRANT, BARGAIN and SELL to

Marc Withrow, Trustee of the WITHROW MARITAL TRUST created under the R AND L
WITHROW REVOCABLE TRUST dated April 30, 2006, and any amendments thereto

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

See attached Exhibit "A" for Legal Description

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: 05/06/2016

EXHIBIT A

DESCRIPTION

All that certain lot, piece or parcel of land situate in the Town of Gardnerville, County of Douglas, State of Nevada, bounded and described as follows:

A parcel of land located in the Northwest $\frac{1}{4}$ of Section 4, Township 12 North, Range 20 East, M.D.B. & M., more particularly described as follows, to-wit:

COMMENCING at a point which bears South $88^{\circ}10'50''$ East, a distance of 917.85 feet from the established $\frac{1}{16}$ corner of Section 4, Township 12 North, Range 20 East, M.D.B.&M.; thence North $89^{\circ}51'00''$ East along the Southerly line of Toler Avenue (formerly Douglas Avenue) 60 feet wide, a distance of 60.00 feet to the True Point of Beginning; said point being further described as the Northeast corner of the parcel of land conveyed to Ellen Dressler by Deed of Correction recorded February 3, 1975, in Book 275, Page 13, Document No. 77975, Official Records of Douglas County, Nevada; thence South $0^{\circ}09'090''$ East, a distance of 150 feet, to the Southwest corner of the herein described parcel; thence at a right angle Easterly, a distance of 50 feet to the Southeast corner of the parcel; thence at a right angle in a Northerly direction, a distance of 150 feet to the Northeast corner of the parcel; thence at a right angle Westerly, a distance of 50 feet to the Point of Beginning.

EXCEPT THEREFROM the Northerly 4 feet of said land for public thoroughfare as Quitclaim deeded to the Board of County Commissioners in Quitclaim Deed dated February 8, 1960, executed by Stanley and Kirstine Bray, husband and wife, et al, recorded February 10, 1960, in Book 1, Page 329, Document No. 15601, Official Records of Douglas County, Nevada.

ALSO FURTHER EXCEPTING THEREFROM any portion of said land thereof that may lie within the line of Toler Avenue (formerly Douglas Avenue), as it now exists.

"Per NRS 111.312, this legal description was previously recorded at Document No. 0684436, Book 0906, Page #s 4426-4430, on September 13, 2006."

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1220-04-101-018
- 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: Trust Verified - J

- 3. a) Total Value/Sales Price of Property: \$0.00
- b) Deed in Lieu of Foreclosure Only (value of (\$0.00))
- c) Transfer Tax Value: \$0.00
- d) Real Property Transfer Tax Due \$0.00

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: #87
- b. Explain reason for exemption: to correct and perfect actual name of trust
Transferring to 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 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: Marc Withrow Capacity: Grantor

Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION

(REQUIRED)

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Marc Withrow, Trustee of the Withrow Marital Trust, created under the R and L. Withrow Revocable

Print Name: Marc Robert Withrow, sole trustee

Address: 1511 Mill Creek Way

City: Gardnerville

State: NV Zip: 89410

Print Name: Trust, dated April 30, 2006

Address: 1511 Mill Creek Way

City: Gardnerville

State: NV Zip: 89410

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

Print Name: _____ File Number: _____

Address: _____

City: _____ State: _____ Zip: _____

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