

WHEN RECORDED MAIL TO:  
Natalie Nielson  
2590 Lorraine Lane  
Gardnerville, NV 89410



KAREN ELLISON, RECORDER

E07

MAIL TAX STATEMENTS TO:  
  
Same as above

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.: 1221-04-001-033  
R.P.T.T. 0

SPACE ABOVE FOR RECORDER'S USE ONLY

**GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH: That Natalie C. Nielson and Marta C. Olson as Co-Trustees of the Nielson-Olson Living Trust U/A dated June 25, 2014

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Natalie C. Nielson, a married woman as her sole and separate property

all that real property situated in the County of Washoe, 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.

*Natalie C. Nielson Co-trustee*

Natalie C. Nielson, Co-Trustee

*Marta Olson Co-trustee*

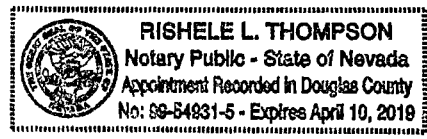
Marta C. Olson, Co-Trustee

STATE OF NEVADA  
COUNTY OF Douglas

} ss:

This instrument was acknowledged before me on, 11/18/16  
by Natalie C. Nielson and Marta C. Olson

*R. Thompson*  
\_\_\_\_\_  
NOTARY PUBLIC



## **EXHIBIT "A"**

### **LEGAL DESCRIPTION**

A PARCEL OF LAND LOCATED WITHIN A PORTION OF SECTION 4, TOWNSHIP 12 NORTH, RANGE 21 EAST, MDM, DOUGLAS COUNTY, NEVADA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF PARCEL 2 AS SHOWN ON THE MAP OF DIVISION INTO LARGE PARCELS FOR THE JACOBSEN FAMILY TRUST FILED FOR RECORD NOVEMBER 21, 1995 IN THE OFFICE OF THE RECORDER, DOUGLAS COUNTY, NEVADA AS DOCUMENT NO. 375343, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID SECTION 4;

THENCE SOUTH 01°01'50" WEST, ALONG THE EAST LINE OF SAID SECTION 4, 1331.80 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 2;

THENCE NORTH 80°06'22" WEST ALONG THE SOUTH LINE OF SAID PARCEL 2, 671.31 FEET;

THENCE NORTH 00°57'55" EAST, 1326.53 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 4; THENCE SOUTH 89°33'18" EAST, ALONG SAID NORTH LINE, 672.85 FEET TO THE POINT OF BEGINNING.

REFERENCE IS MADE TO RECORD OF SURVEY, RECORDED FEBRUARY 23, 2006, IN BOOK 0206, PAGE 3034, DOCUMENT NO. 668450, OFFICIAL RECORDS DOUGLAS COUNTY, NEVADA.

NOTE: ABOVE LEGAL DESCRIPTION WAS TAKEN FROM INSTRUMENT RECORDED MARCH 10, 2006, BOOK 0306, PAGE 3880, AS FILE NO. 0669655, RECORDED IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA."

And more commonly known as 2590 Lorraine Lane, Gardnerville, NV.

TAX PARCEL NUMBER: 1221-04-001-033

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

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

- a) 1221-04-001-033
- 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: Trust ok - J

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

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: From 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: [Signature] Capacity: Grantee  
 Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_

SELLER (GRANTOR) INFORMATION (REQUIRED)	BUYER (GRANTEE) INFORMATION (REQUIRED)
Print Name: <u>Nielsen-Olsen Living Trust</u>	Print Name: <u>Natalie Nielsen</u>
Address: <u>2590 Lorraine Ln</u> <u>Bardonia NV 89410</u>	Address: <u>2590 Lorraine Ln</u> <u>Bardonia NV 89410</u>
City, State, Zip	City, State Zip

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

Print Name: \_\_\_\_\_ Escrow #: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City, State, Zip: \_\_\_\_\_