



KAREN ELLISON, RECORDER E07

### GRANT, BARGAIN, SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, EDWIN C. HILL, does hereby GRANT, SELL and CONVEY to THE YOUNG-HILL FAMILY TRUST, as his sole and separate property, all right, title and interest in and to that certain real property in County of Douglas, State of Nevada, more particularly described as follows:

FOR LEGAL DESCRIPTION SEE EXHIBIT 'A' ATTACHED HERETO AND MADE A PART HEREOF

More commonly known as: 2783 New Hope Drive, Gardnerville, NV 89410

Assessor's Parcel Number: 1121-22-000-009

TOGETHER WITH all tenements, hereditament and appurtenances thereunto belonging or in anywise appertaining, and any reversion, remainders, rents, issues, or profits thereof.

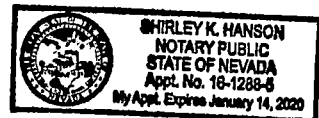
DATED this 15 day of NOVEMBER, 2016.

Edwin C. Hill  
EDWIN C. HILL

State of Nevada )  
                          ) ss:  
County of \_\_\_\_\_)

On this 15<sup>th</sup> day of November, 2016, personally appeared before me, a Notary Public in and for said County and State, EDWIN C. HILL, known to me to be the person/persons described in and who executed the foregoing instrument, and who acknowledged to me that he/she/they executed the same freely and voluntarily and for the uses and purposes therein mentioned.

Shirley K. Hanson  
Notary Public



## Exhibit 'A'

The land referred to in this report is situated in Douglas County, State of Nevada, and is described as follows:

Parcel 2 as set forth on Parcel Map for Robert Stangle, et ux, filed for record in the Office of the Douglas County Recorder on February 23, 1976 in Book 276, Page 744, as Document No. 87375, Official Records of Douglas County, Nevada.

TOGETHER WITH a non-exclusive easement for ingress and egress across the North 25 feet of the South  $\frac{1}{2}$  of the Southeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$ , and also the South 25 feet of the North  $\frac{1}{2}$  of the Southeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$ , and also the East 50 feet of the Northeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$ , all in Section 22, Township 11 North, Range 21 East, M.D.B. & M.

ALSO TOGETHER WITH a non-exclusive easement for ingress and egress over a strip of land 60 feet wide, from the Northwest corner to the Highway along the North boundary of the Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 23, Township 11 North, Range 21 East M.D.B. & M., more particularly described as follows:

Beginning at the Northwest corner of said Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 23, which is located North 00 degrees 01' East 1,287.40 feet from the Southwest corner of said Section 23; thence along the North boundary of said Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$ , South 89 degrees 59' East 402.56 feet to the Westerly right-of-way line of U.S. Highway 395; thence along the highway South 28 degrees 22' East 69.19 feet; thence North 89 degrees 59' West 434.91 feet, 60 feet South of and parallel to the North boundary of the Section Line; thence along the Section Line North 00 degrees 01' East 60 feet, to the point of beginning.

Assessor's Parcel No. 1121-22-000-009

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
a) 1121-22-000-009  
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 \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: <u>Trust Verified</u>	

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: transfer of property into trust

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 Edwin C. Hill Capacity owner

Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION  
(REQUIRED)**

**BUYER (GRANTEE) INFORMATION  
(REQUIRED)**

Print Name: Edwin C. Hill  
Address: P O Box 2463  
City: Gardnerville  
State: NV Zip: 89410

Print Name: The Young-Hill Family Trust  
Address: P O Box 1853  
City: Gardnerville  
State: NV Zip: 89410

**COMPANY/PERSON REQUESTING RECORDING**

(required if not the seller or buyer)

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