

DOUGLAS COUNTY, NV

2017-895593

RPTT:\$0.00 Rec:\$16.00

\$16.00 Pgs=3

03/06/2017 02:51 PM

KAEMPFER CROWELL

KAREN ELLISON, RECORDER

E07

APN 1219-02-000-019

GRANTEES:

Douglas J. Bradshaw and
Nancy Dee Bradshaw, Trustees
Bradshaw Legacy Trust dtd 08/24/1998
P.O. Box 7180
Gardnerville, NV 89460

**RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:**

Steven E. Tackes, Esq.
Kaempfer Crowell
510 West Fourth Street
Carson City, NV 89703

MAIL TAX STATEMENTS TO:

Douglas J. Bradshaw and
Nancy Dee Bradshaw, Trustees
Bradshaw Legacy Trust dtd 08/24/1998
P.O. Box 7180
Gardnerville, NV 89460

I affirm that this document submitted for recording does not contain the social security number of any person or persons. (Per NRS 239B.030).

Nancy Dee Bradshaw

Nancy Dee Bradshaw

GRANT, BARGAIN, AND SALE DEED

THIS INDENTURE made this 6th day of March, 2017, between NANCY DEE BRADSHAW, Trustee of the NANCY BRADSHAW TRUST dated June 27, 1991, as amended and restated, as Grantor and Party of the First Part; and DOUGLAS J. BRADSHAW and NANCY DEE BRADSHAW, Trustees, or their successor, under the BRADSHAW LEGACY TRUST dated August 24, 1998, as Grantees and Party of the Second Part.

WITNESSETH:

That the said Party of the First Part, for no consideration, does by these presents Grant, Bargain, Sell, and Convey unto the said Party of the Second Part, as aforesaid, all of her interest in the following described certain real property and improvements situated in the County of Douglas, State of Nevada, and more particularly described as follows:

That portion of the South ½ of Section 2, Township 12 North, Range 19 East, M.D.B. & M. in the County of Douglas, State of Nevada, being more particularly described as follows:

Beginning at the Northwesterly corner of Adjusted Parcel 1 of the "Record of Survey to Support A Boundary Line Adjustment for Lee W. & Sharon Bergevin Russell Family Trust and Dressler Family Trust", recorded in Book 0600 at Page 6236, as Document No. 495047 of the Official Records of said Douglas County, thence Southeasterly along the Southwesterly line of said Adjusted Parcel 1, South 19°05'03" East, 25.02 feet to the True Point of Beginning for this description; thence North 73°30'45" East, 119.23 feet; thence South 89°55'38" East, 1286.05 feet to a point on the Northeasterly line of said Adjusted Parcel 1; thence Southeasterly along said Northeasterly line, South 19°00'55" East, 654.70 feet; thence North 89°55'38" West, 1411.32 feet to a point on the Southwesterly line of said Amended Parcel 1; thence Northwesterly along said Southwesterly line North 19°05'03" West, 619.00 feet to the Point of Beginning.

Said premises further imposed as Adjusted Parcel A-1 as set forth on that certain Record of Survey recorded April 25, 2003, in Book 0403 of Official Records, at Page 12074, as Document No. 574619.

Together with water rights out of Carson River Claims No. 631 and No. 564 of the Alpine Decree, appurtenant to the above described land.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Per NRS 111.312, this legal description was previously recorded as Document No. 0748712, Book 0809, Page 2384, on August 11, 2009.

Also known as 1286 Mottsville Meadows Way, Gardnerville, Nevada 89460; APN: 1219-02-000-019.

IN WITNESS WHEREOF, the Party of the First Part has caused this conveyance to be executed the day and year hereinabove first written.

Nancy Dee Bradshaw

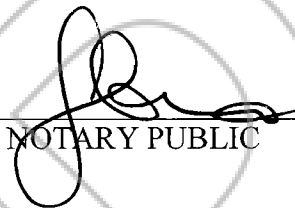
NANCY DEE BRADSHAW, Trustee
NANCY BRADSHAW TRUST
dated June 27, 1991

ACKNOWLEDGMENT

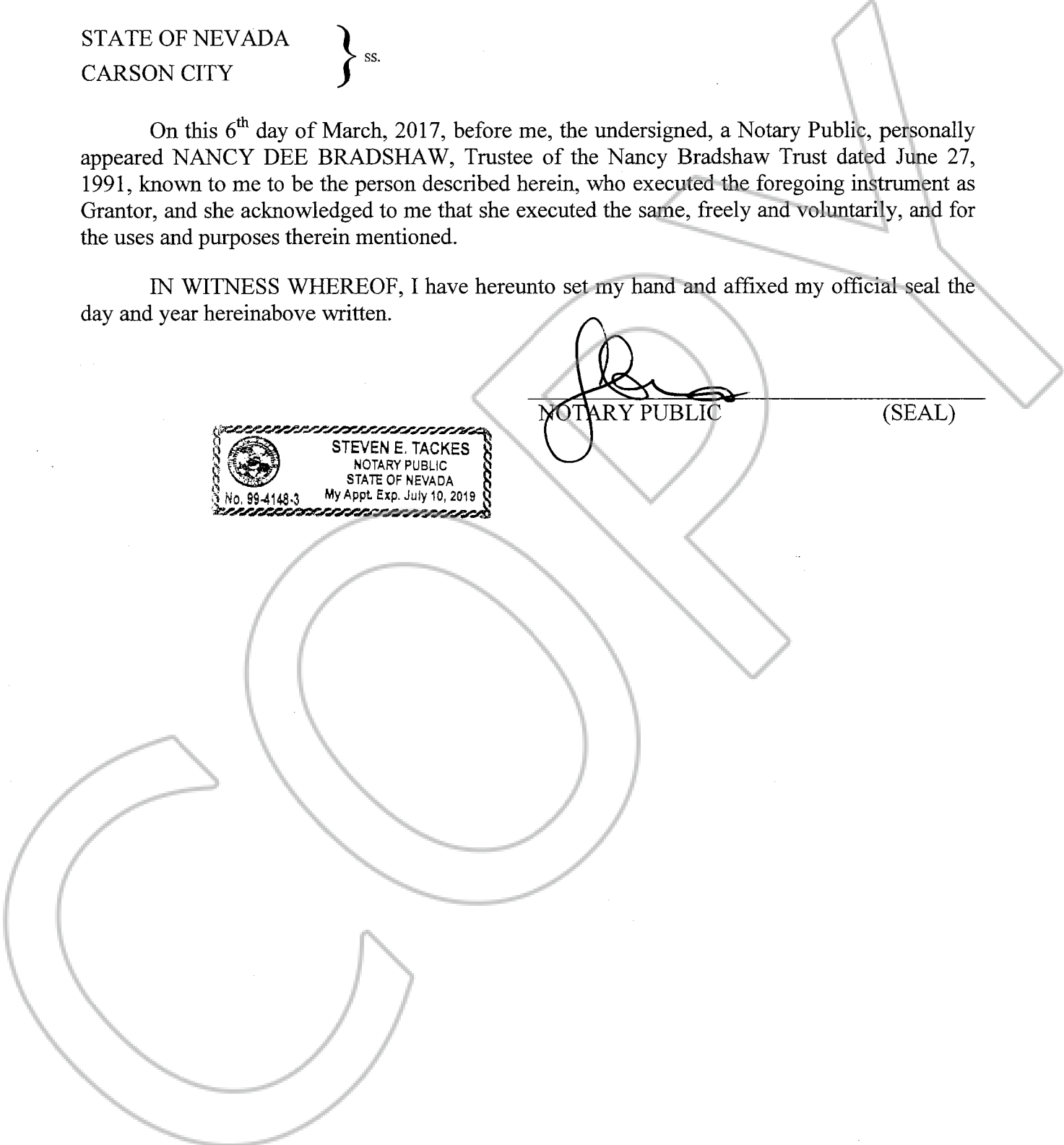
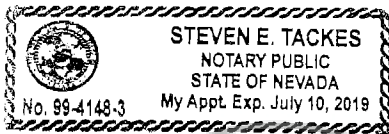
STATE OF NEVADA }
CARSON CITY } ss.

On this 6th day of March, 2017, before me, the undersigned, a Notary Public, personally appeared NANCY DEE BRADSHAW, Trustee of the Nancy Bradshaw Trust dated June 27, 1991, known to me to be the person described herein, who executed the foregoing instrument as Grantor, and she acknowledged to me that she executed the same, freely and voluntarily, and for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year hereinabove written.



NOTARY PUBLIC (SEAL)



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 1219-02-000-019
- 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
- Other _____

FOR RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: Verified Trust - JS	

3. Total Value/Sales Price of Property

Deed in Lieu of Foreclosure Only (value of property) \$ 0.00
Transfer Tax Value: \$ _____
Real Property Transfer Tax Due \$ 0.00

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section 7 _____
- b. Explain Reason for Exemption: transfer without consideration to or from a trust

5. Partial Interest: Percentage being transferred: 100 %

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: Nancy Dee Bradshaw Capacity: Grantor
Signature: _____ Capacity: _____

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

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

Print Name: Nancy Dee Bradshaw, Trustee
Nancy Bradshaw Trust dated June 27, 1991
Address: P.O. Box 7180
City: Gardnerville
State: Nevada Zip: 89460

Print Name: Douglas J. Bradshaw & Nancy Dee Bradshaw,
Trustees, Bradshaw Legacy Trust dated August 24, 1998
Address: P.O. Box 7180
City: Gardnerville
State: Nevada Zip: 89460

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

Print Name: Kaempfer Crowell Law Firm Escrow #: _____
Address: 510 West Fourth St.
City: Carson City State: NV Zip: 89703