



KAREN ELLISON, RECORDER E07

APN: 1321-32-002-032  
RETURN RECORDED DEED TO:  
JOEL W. LOCKE, ESQ.  
ALLISON MacKENZIE, LTD.  
P.O. Box 646  
Carson City, NV 89702

GRANTEES/MAIL TAX STATEMENTS TO:  
James S. Fine and Jill M. Fine, Trustees  
2243 Calle Del Sol  
Gardnerville, NV 89410

The persons executing this document hereby affirm that this document submitted for recording does not contain the social security number of any person or persons pursuant to NRS 239B.030.

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made on March 13, 2017, by and between JAMES S. FINE and JILL M. FINE, husband and wife, as Joint Tenants, grantors, and JAMES S. FINE and JILL M. FINE, Trustees of THE JAMES S. & JILL M. FINE FAMILY TRUST, grantees,

WITNESSETH:

The grantors, for good and valuable consideration to them in hand paid by the grantees, the receipt whereof is hereby acknowledged, do by these presents grant, bargain, and sell to the grantees, and to their successors and assigns, all that certain parcel of real property located in Douglas County, State of Nevada, and more particularly described as follows:

PARCEL 1:

Being a portion of the Southwest Quarter of the Southwest Quarter of Section 32, Township 13 North, Range 21 East, M.D.B.&M., further described as follows:

Parcel 2 of Parcel Map for Jamems N. Feddish and Esther R. Feddish, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on March 15, 1989, in Book 389, Page 2175, as Document No. 198297, of Official Records.

PARCEL 2:

Easements for the purpose of a private road, described in the following documents:

Grant of Easement Recorded April 7, 1980, in Book 480, Page 345, Document No. 43399;  
Grant of Easement Recorded April 7, 1980, in Book 480, Page 347, Document No. 43400;  
Grant of Easement Recorded April 7, 1980, in Book 480, Page 351, Document No. 43402;  
Grant of Easement Recorded April 7, 1980, in Book 480, Page 353, Document No. 43403; and  
Grant of Easement Recorded April 7, 1980, in Book 480, Page 358, Document No. 43405

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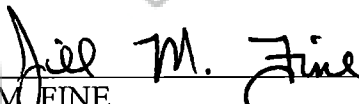
(Pursuant to NRS 111.312 this legal description was previously recorded on August 1, 2012, as Document No. 0806835 in the records of the Office of the Recorder of Douglas County, Nevada.)

TOGETHER WITH all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder or remainders, rents, issues, and profits thereof.

TO HAVE AND TO HOLD all and singular the premises, together with the appurtenances, unto the said grantees and to their successors and assigns forever.

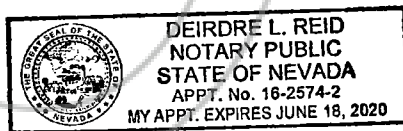
IN WITNESS WHEREOF, the grantors have executed this conveyance the day and year first above written.

  
\_\_\_\_\_  
JAMES S. FINE

  
\_\_\_\_\_  
JILL M. FINE

STATE OF NEVADA            )  
  : ss.  
CARSON CITY                )

On March 13, 2017, personally appeared before me, a notary public, JAMES S. FINE and JILL M. FINE, personally known (or proved) to me to be the persons whose names are subscribed to the foregoing Grant, Bargain and Sale Deed, who acknowledged to me that they executed the foregoing document.



  
\_\_\_\_\_  
NOTARY PUBLIC

**State of Nevada Declaration of Value**

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

a) 1321-32-002-032

b)

**FOR RECORDER'S OPTIONAL USE ONLY**

Document/Instrument #: \_\_\_\_\_

Book: \_\_\_\_\_ Page: \_\_\_\_\_

Date of Recording: \_\_\_\_\_

Notes: S/S Trust Affid

**2. Type of Property:**

- a)  Vacant Land
- b)  Single Family Res.
- c)  Condo/Townhouse
- d)  2-4 Plex
- e)  Apartment Bldg.
- f)  Comm'l/Ind'l
- g)  Agricultural
- h)  Mobile Home
- i)  Other

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

\$ \_\_\_\_\_

Deed in Lieu of Foreclosure Only (value of property)

\$ \_\_\_\_\_

Transfer Tax Value:

\$ \_\_\_\_\_

Real Property Transfer Tax Due:

\$ -0-

**4. If Exemption Claimed:**

a. Transfer Tax Exemption, per NRS 375.090, Section: 7

b. Explain Reason for Exemption: A transfer of title to a trust without consideration if a certificate of trust is presented at the time of transfer. See Affidavit of Certification of 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 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] Jill M. Fine Capacity Grantors

Signature [Signature] Jill M. Fine Capacity Trustees

**SELLER (GRANTOR) INFORMATION  
REQUIRED**

**BUYER (GRANTEE) INFORMATION  
REQUIRED**

Print Name: James S. Fine and Jill M. Fine

Print Name: James S. Fine and Jill M. Fine, Trustees

Address: 2243 Calle Del Sol

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City: Gardnerville

City: Gardnerville

State: NV

Zip: 89410

State: NV

Zip: 89410

**COMPANY/PERSON REQUESTING RECORDING**

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Allison MacKenzie, Ltd. Escrow #

Address: 402 North Division Street, P.O. Box 646

City: Carson City

State

NV

Zip

89702