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DOUGLAS COUNTY APN 1022-13-001-008



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KAREN ELLISON, RECORDER

E07

RECORDING REQUESTED BY:

Name: Ronald and Lenore Strong
Address: 17347 Donmetz St
City/State/Zip: Granada Hills, CA 91344

MAIL TAX STATEMENTS TO:

Name:
Address:
City/State/Zip:

GRANT BARGAIN AND SALE DEED

(Only use if applicable)

The undersigned hereby affirms that the document submitted for recording contains personal information as required by law: (check applicable)

___ Affidavit of Death – NRS 440.380(1)(A) & NRS 40.525(5)

___ Judgment – NRS 17.150(4)

___ Military Discharge – NRS 419.020(2)

Signature

Printed Name

This document is being (re-)recorded to correct document # _____, and is correcting

\$1.00 Additional Recording Fee for Use of This Page

GRANT BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That RONALD W. STRONG and LENORE R. STRONG, who took title as husband and wife, as joint tenants with rights of survivorship (Grantor), in consideration of \$10.00, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell, and Convey to THE RONALD W. AND LENORE R. STRONG FAMILY TRUST dated March 9, 2017 (Grantee)

all that real property in the County of Douglas, State of Nevada, bounded and described as:

SEE Exhibit A attached hereto and incorporated herein by reference.

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.

DATE: March 21, 2017.

Ronald W Strong
RONALD W. STRONG

Lenore R Strong
LENORE R. STRONG,

STATE OF NEVADA)
):ss
COUNTY OF DOUGLAS)

On March 21, 2017, before me, a notary public, RONALD W. STRONG and LENORE R. STRONG, personally appeared and known or proved to me to be the persons whose names are subscribed to the above instrument who acknowledged that they executed the instrument.

Heather A Paterson-Lewis
Notary Public

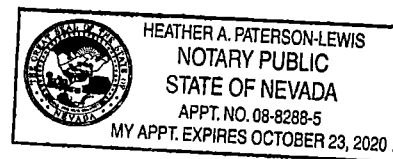


EXHIBIT A
Legal Description

All that certain piece or parcel of land situate in the County of Douglas, State of Nevada, being all that portion of Section 13, Township 10 North, Range 22 East, M.D.B.& M., described as follows:

PARCEL 1:

Being all that portion of Sections 13 and 14, Township 10 North, Range 22 East, M.D.B.&M., described as follows:

Commencing at the corner common to sections 11, 12, 13, and 14 Township 10 North, Range 22 East thence South 06°35'24" West a distance of 101.97 feet thence on a curve to the right having a radius of 500 feet through a central angle of 22°50'55" and an arc distance of 75.69 feet: thence South 74°27' East a distance of 1490.82 feet to the True Point of Beginning; thence South 15°33' West 880 feet; thence South 74°27' East 500 feet; thence North 15°33' East along the centerline of a 30 foot wide access and utility easement 880 feet; thence North 74°27' West a distance of 500 feet to the True Point of Beginning. Reference is made to Record of Survey filed in the Office of the County Recorder of Douglas County, Nevada on October 10, 1969, under File No. 45991, and the above described parcel shown as Parcel 34.

PARCEL 2:

All that certain lot, piece or parcel or land situate in the County of Douglas, State of Nevada, being all that portion of Section 13 and the East ½ of Section 14, Township 10 North, Range 22 East, M.D.B.& M., described as follows:

Non-exclusive easements for roadway and utility purposes and to provide access to State Route No.3, for the benefit of and appurtenant to the property conveyed hereinabove and shall inure to the benefit of and be used by all persons who may become owners of said land or any parts or portions thereof said easements being 60 feet in width the centerline of which is described as follows:

Commencing at North 1/4 corner of said section 14; thence South 89°51' East along the North line of said Section 14, a distance of 792.53 feet to a point; thence South 13°00' East 104.32 feet to a point on the Southerly right-of-way line of State Route No. 3, the true point of beginning; thence along said line South 13°00' East 360.80 feet; thence on a curve to the left the tangent of which bears the last described course having a radius of 500 feet through a central angle of 22°30'00" for an arc distance

(Continued)

of 196.35 feet; thence South 35°30' East 2287.85 feet; thence on a curve to the left the tangent of which bears the last described course having a radius of 500 feet through a central angle of 29°15' for an arc distance of 255.25 feet; thence South 64°45' East 1559.09 feet; thence on a curve to the left the tangent of which bears the last described course having a radius of 500 feet through a central angle of 49°29'15" for an arc distance of 431.86 feet; thence North 65°45'45" East 1075.22 feet; thence on a curve to the left the tangent of which bears the last described course having a radius of 500 feet through a central angle of 16°40'22" for an arc distance of 145.50 feet; thence North 49°05'23" East a distance of 1161.73 feet to the true point of ending.

ALSO

Commencing at North 1/4 corner of said Section 14; thence South 89°51' East along the North line of said Section 14 a distance of 792.53 feet to a point; thence South 13°00' East 104.32 feet to a point on the Southerly right-of-way line of State Route No. 3; thence South 13°00' East 360.80 feet; thence on a curve to the left the tangent of which bears the last described course having a radius of 500 feet through a central angle of 07°04'13" for an arc distance of 61.70 feet to the true point of beginning; thence North 76°34' East 1706.97 feet; thence on a curve to the right the tangent of which bears the last described course having a radius of 500 feet through a central angle of 28°59'00" for an arc distance of 129.23 feet; thence South 74°27' East a distance of 3465.80 feet to the true point of ending.

Reference is made to Record of Survey filed in the office of the County Recorder of Douglas County, Nevada on October 10, 1969 under File No. 45991 and the above described easements shown as Bosler Way and Kyle Drive.

Douglas County, Nevada **APN 1022-13-001-008**

In compliance with NRS 111.312, the hereinabove legal description was taken from instrument recorded on May 13, 1991, in Book 591, at Page 1746, as Document No. 250525, Official Records of Douglas County, Nevada.

EXHIBIT A
Legal Description

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1022-13-001-008
 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: <u>Trust OK - J</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 to trust without consideration

5. Partial Interest: Percentage being transferred: 100.0%

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 Ronald W Strong Capacity Grantor

Signature Lenore R Strong Capacity Grantor

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Ronald & Lenore Strong
 Address: 17347 Donmetz St
 City: Granada Hills
 State: CA Zip: 91344

Print Name: The Ronald W. and Lenore R. Strong Family Trust
 Address: dated March 9, 2017
 City: Same
 State: _____ Zip: _____

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: _____ Escrow # _____
 Address: _____
 City: _____ State: _____ Zip: _____

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