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A.P.N. 1220-31-001-013



KAREN ELLISON, RECORDER

E07

**Recording Requested by
and Return to:**

Jason C. Morris, Esq.
Woodburn and Wedge
P.O. Box 2311
Reno, NV 89505

Send Tax Statements To Grantee:
KIMBERLEE N. PAULSEN-SCRUGGS, Trustee
KNPS LIVING TRUST
1573 Butler Court
Gardnerville, NV 89410

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

GRANT, BARGAIN AND SALE DEED

THIS GRANT, BARGAIN AND SALE DEED is made by and between KIM N. PAULSEN, who acquired title as an unmarried woman (hereinafter referred to as "Grantor"), and KIMBERLEE N. PAULSEN-SCRUGGS (also known as KIM N. PAULSEN), a married woman, as her sole and separate property, as Trustee of the KNPS LIVING TRUST, Dated March 28, 2017 (hereinafter referred to as "Grantee").

WITNESSETH:

WHEREAS, Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, to her in hand paid by the Grantee, the receipt of which is hereby acknowledged, does hereby GRANT, BARGAIN and SELL unto the Grantee and to her successors and assigns forever, all the right, title and interest in that certain real property situate, lying and being in the County of Douglas, State of Nevada, and more particularly described as follows:

Parcel 5-B as set forth on that certain Parcel Map for CHRISTOPHER JOSEPH GARRETT, filed in the office of the County Recorder of Douglas County, State of Nevada, on December 19, 2001, in Book 1201 of Official Records, Page 6239, as Document No. 530404.

TOGETHER WITH the water and water rights and ditch and ditch rights appurtenant to the real property situated in an unincorporated area of the County of Douglas, State of Nevada, more particularly described as:

The following described surface water rights as adjudicated in the United States District Court for the District of Nevada entitled, "The United States of America, Plaintiff vs. Alpine Land and Reservoir Company, a corporation, et al., Defendants, Civil No. D-183 BRT";

Carson River Claim No. 540 being approximately 17.31 acres in the SE NW of Section 31, T12N, R20E MDB&M and Carson River Claim No. 540a being approximately 2.75 acres on the SW NW of Section 31, T12N, R20E, MDB&M as shown on the State of Nevada Division of Water Resources Drawing No. CR-002.

Also a portion of ground water Permit 2030 – Certificate 13059 being approximately 2.75 acres in the SW NW of Section 31, T12N, R20E, MDB&M with an approximate pro-rata rate of diversion of 0.0146CFS and an approximate pro-rata duty of 10.53 acre feet annually.

Commonly known as 20 acres of vacant land in an unincorporated area of Douglas County, Nevada.

TOGETHER WITH all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

IN WITNESS WHEREOF, Grantor has executed these presents 28 day of March, 2017.

GRANTOR:

K.N. Paulsen
KIM N. PAULSEN

Notary Acknowledgment

STATE OF NEVADA)
) SS:
COUNTY OF WASHOE)

This instrument was acknowledged before me on March 28, 2017 by KIM N. PAULSEN.



Angeline A. Radley
NOTARY PUBLIC

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1220-31-001-013
 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'/Ind'l
 g) Agricultural h) Mobile Home
 i) Other _____

| FOR RECORDERS OPTIONAL USE ONLY | |
|---------------------------------|------------|
| BOOK _____ | PAGE _____ |
| DATE OF RECORDING: _____ | |
| NOTES: <u>Trust OK BC</u> | |

3. Total Value/Sales Price of Property: \$ _____
 Deed in Lieu of Foreclosure Only (value of property) (_____
 Transfer Tax Value: \$ 0.00
 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 to Trust Without Consideration

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 Angel Radley Capacity Legal Assistant
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Print Name: KIM N. PAULSEN
 Address: 1573 Butler Court
 City: Gardnerville
 State: NV Zip: 89410

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: KIMBERLEE N. PAULSEN-SCRUGGS, Trustee
 Address: 1573 Butler Court
 City: Gardnerville
 State: NV Zip: 89410

COMPANY/PERSON REQUESTING RECORDING
 (required if not the seller or buyer)
 Print Name: Woodburn & Wedge; Jason C. Morris Escrow # n/a
 Address: PO Box 2311
 City: Reno State: NV Zip: 89505