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A.P.N.: 1320-32-801-021

File No:

R.P.T.T.: \$0.00 #5



00055790201708990080060060

KAREN ELLISON, RECORDER

E07

When Recorded Mail To: Mail Tax Statements To:
Mark Hussman
1208 Gilman Ave
Gardnerville, NV 89410

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Helen Elizabeth Hussman Surviving Trustee of The William Louis and Helen Elizabeth Hussman Family Trust Agreement Dated August 30, 1982

do(es) hereby *GRANT, BARGAIN and SELL* to

Mark Hussman, A Single Man

the real property situate in the County of Douglas, State of Nevada, described as follows:

See Exhibit "A" Attached

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Date: 08/08/2013

Helen Elizabeth Hussman

Helen Elizabeth Hussman, Trustee

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STATE OF **NEVADA**)
)
:ss.
COUNTY OF **DOUGLAS**)

This instrument was acknowledged before me on
5/22/17 by

Helen Elizabeth Hussman

Suzanne Cheechov

Notary Public

(My commission expires: 5-12-2019)

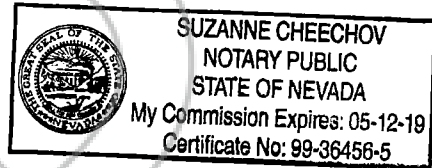


Exhibit "A"

Parcel No. 1

A parcel of land located within a portion of Section 32, Township 13 North, Range 20 East, Mount Diablo Baseline and Meridian, Douglas County, Nevada, described as follows:

Commencing at the centerline of right-of-way monument at the Easterly end of Sierra Shadows Subdivision, Phase II as shown on the Official Plat as recorded in Book 1177 at Page 1307 as Document No. 15229, Douglas County, Nevada, Recorder's Office;

thence South $39^{\circ} 31' 35''$ West, 170.47 feet to THE POINT OF BEGINNING;
thence South $51^{\circ} 25' 53''$ East, 180.00 feet;
thence South $71^{\circ} 30' 34''$ East, 240.30 feet;
thence South $42^{\circ} 45' 40''$ East, 479.66 feet;
thence South $26^{\circ} 00' 20''$ East, 288.07 feet to a point at the Southeasterly corner of Parcel No. 4 as shown on Parcel Map No. 2 for Harold Gilbert, Howard McKibben, and Fred Scarpello, as recorded in Book 377 at Page 923 as Document No. 07707;
thence North $70^{\circ} 45' 14''$ East, 554.84 feet;
thence South $01^{\circ} 16' 39''$ East, 392.90 feet;
thence North $89^{\circ} 42' 39''$ West, 318.87 feet;
thence South $49^{\circ} 58' 28''$ East, 223.40 feet;
thence North $89^{\circ} 42' 39''$ West, 1219.66 feet;
thence North $03^{\circ} 08' 53''$ West, 747.42 feet;
thence North $82^{\circ} 17' 42''$ West, 304.68 feet;
thence North $82^{\circ} 19' 52''$ West, 175.26 feet;
thence North $89^{\circ} 20' 20''$ West, 81.96 feet;
thence South $80^{\circ} 14' 52''$ West, 375.43 feet;
thence North $00^{\circ} 11' 49''$ West, 678.93 feet;
thence North $26^{\circ} 14' 18''$ East, 384.53 feet to the Southerly line of Sierra Meadows Phase II;
thence South $51^{\circ} 25' 24''$ East, 919.50 feet to THE POINT OF BEGINNING.

Parcel No. 2 is subject to a 20-foot water line easement recorded in Book 284 at Page 065, Document No. 095611 and other utility easements as shown on a Parcel Map for Mathilda Hussman recorded in Book 1277 of Parcel Maps at Page 729, Document No. 15874.

Parcel 1 is subject to an access easement described as follows:

Commencing at the Southeasterly corner of said Parcel 4 per map No. 2 for Gilbert, McKibben, and Scarpello, Document No. 07707;

thence North 70° 45' 14" East, 554.84 feet to THE POINT OF BEGINNING;
thence South 01° 16' 39" East, 54.79 feet;
thence along the arc of a curve to the left, non-tangent to the preceding course, having a delta angle of 03° 50' 25", radius of 970.00 feet and an arc length of 65.02 feet;
thence North 70° 45' 14" East, 55.75 feet to THE POINT OF BEGINNING;

Parcel No. 1 is further subject to a 30.00 foot wide easement for Cottonwood Slough per Document No. 15874 and a 15.00 foot wide Gardnerville Ranchos Improvement District Sewer Easement per Document No. 60170.

Parcel No. 2

A parcel of land located within a portion of Sections 32 and 33, Township 13 North, Range 20 East, Mount Diablo Baseline and Meridian, Douglas County, Nevada, described as follows:

Commencing at the Southeasterly corner of Parcel No. 4 as shown on Parcel Map No. 2 for Harold Gilbert, Howard McKibben, and Fred Scarpello as recorded in Book 377 at Page 923 as Document No. 07707, Douglas County, Nevada, Recorder's Office;

thence North $70^{\circ} 45' 14''$ East, 554.84 feet to THE POINT OF BEGINNING;
thence continuing North $70^{\circ} 45' 14''$ East, 195.28 feet;
thence South $44^{\circ} 00' 56''$ East, 375.79 feet;
thence South $44^{\circ} 51' 52''$ West, 218.62 feet;
thence North $49^{\circ} 30' 11''$ West, 182.88 feet;
thence North $89^{\circ} 55' 34''$ West, 146.80 feet;
thence North $01^{\circ} 16' 39''$ West, 241.94 feet to THE POINT OF BEGINNING.

Legal Description from Document
345088

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1320-32-801-021
- 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

Book _____ Page: _____
 Date of Recording: _____
 Notes: Trust OK - J

- 3. a) Total Value/Sales Price of Property: \$0.00
- b) Deed in Lieu of Foreclosure Only (value of (\$ - 0 -))
- c) Transfer Tax Value: \$0.00
- d) Real Property Transfer Tax Due \$0.00

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: #7
- b. Explain reason for exemption: Mother to Son without consideration
Transfer from 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: _____

Capacity: _____

Signature: Mark Hussman

Capacity: Grantee

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)

(REQUIRED)

Print Name: Helen Elizabeth Hussman, trustee

Print Name: Mark Hussman

Address: 1208 Gilman Ave

Address: 1208 Gilman Ave

City: Gardnerville

City: Gardnerville

State: NV Zip: 89410

State: NV Zip: 89410

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

Print Name: _____

File Number: /

Address _____

City: _____

State: _____ Zip: _____

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