

DOUGLAS COUNTY, NV  
RPTT:\$1950.00 Rec:\$16.00  
\$1,966.00 Pgs=3

**2017-900198**  
**06/16/2017 03:22 PM**

ETRCO  
KAREN ELLISON, RECORDER

APN# : 1319-34-002-028  
RPTT: \$1,950.00

Recording Requested By:  
Western Title Company

Escrow No.: 088010-TEA  
When Recorded Mail To:  
Christopher T. McKean and  
Celeste M. Eckerman McKean  
1658 Zaldia Drive  
Minden, NV 9423

Mail Tax Statements to: (deeds only)  
Same as Above

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons.  
(Per NRS 239B.030)

Signature \_\_\_\_\_

Traci Adams

Escrow Officer

\_\_\_\_\_  
**Grant, Bargain, and Sale Deed**

This page added to provide additional information required by NRS 111.312  
(additional recording fee applies)

## GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That

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

James A. Benson and Debra J. Benson, Trustees of The Benson Family 2008 Trust executed October 14, 2008

do(es) hereby GRANT(s) BARGAIN SELL and CONVEY to

Christopher T. McKean and Celeste M. Eckerman McKean, husband and wife as joint tenants with right of survivorship

and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Gardnerville, County of Douglas State of Nevada bounded and described as follows:

ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, DESCRIBED AS FOLLOWS:

PARCEL 1 :

A PARCEL OF LAND LOCATED WITHIN A PORTION OF THE SOUTH ONE-HALF (S1/2) OF SECTION 34, TOWNSHIP 13 NORTH, RANGE 19 EAST, MOUNT DIABLO MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS.

PARCEL 2, OF PARCEL MAP LDA 02-080 FOR TERRY A. GALLAGHER FILED FOR RECORD WITH THE DOUGLAS COUNTY RECORDER ON APRIL 2, 2003 IN BOOK 0403, PAGE 774, AS DOCUMENT NO. 572180, OFFICIAL RECORDS OF DOUGLAS COUNTY NEVADA.

PARCEL 2 :

A NON-EXCLUSIVE PRIVATE ACCESS EASEMENT TRAVERSING THE SOUTH 50 FEET OF PARCELS 1, 3 AND 4, AND CONTINUING IN AN EAST-WEST DIRECTION TO A TERMINUS POINT IN PARCEL 7, AS SHOWN ON LAND MAP FOR HELEN M. CLARK TRUST RECORDED APRIL 20, 1993 IN BOOK 493, PAGE 3812 AS DOCUMENT NO. 305160, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.

PARCEL 3:

RIGHTS OF WAY AS IMPOSED IN CROSS DEEDS OF PRIVATE EQUESTRIAN EASEMENT AS RECORDED MAY 13, 1996, IN BOOK 596, PAGE 2128, DOCUMENT NO. 387652, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.

“Together with all water rights, surface or ground, permitted, certificated, adjudicated, or vested, as well as all seeps, springs, and other rights to water, of any nature whatsoever, appurtenant to or historically used on the property.”

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

Dated: 04/26/2017

Grant, Bargain and Sale Deed – Page 3

The Benson Family 2008 Trust executed October 14, 2008

  
James A. Benson, Trustee

  
Debra J. Benson, Trustee

STATE OF Nevada

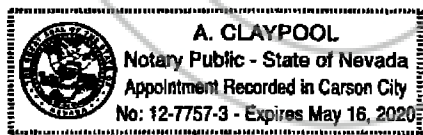
COUNTY OF Louisa

This instrument was acknowledged before me on

June 9, 2017

By James A. Benson and Debra J. Benson

  
Notary Public



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)  
 a) 1319-34-002-028

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	
DOCUMENT/INSTRUMENT #:	_____
BOOK _____	PAGE _____
DATE OF RECORDING:	_____
NOTES:	_____

3. Total Value/Sales Price of Property: \$500,000.00  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
 Transfer Tax Value: \$500,000.00  
 Real Property Transfer Tax Due: \$1,950.00

4. If Exemption Claimed:  
 a. Transfer Tax Exemption per NRS 375.090, Section \_\_\_\_\_  
 b. Explain Reason for Exemption: \_\_\_\_\_

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 [Signature] Capacity grantor  
 Signature [Signature] Capacity grantor

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

**Print Name:** James A. Benson and Debra J. Benson, Trustees of The Benson Family 2008 Trust executed October 14, 2008  
**Address:** 5030 Hells Bells Rd.  
**City:** Carson City  
**State:** NV **Zip:** 89701

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

**Print Name:** Christopher T. McKean and Celeste M. Eckerman Mckean  
**Address:** 1658 Zaldia Drive  
**City:** Minden  
**State:** NV **Zip:** 9423

**COMPANY/PERSON REQUESTING RECORDING**

(required if not the seller or buyer)

**Print Name:** eTRCo, LLC. On behalf of Western Title Company  
**Address:** Douglas Office  
 1362 Highway 395, Ste. 109  
**City/State/Zip:** Gardnerville, NV 89410

Esc. #: 088010-TEA