

16

Schoenbaum, Curphy & Scanlan
112 E. Pecan Street Ste. 3000
San Antonio TX 78205

DOUGLAS COUNTY, NV 2017-901504
Rec: \$16.00
Total: \$16.00 07/18/2017 11:52 AM
SCHOENBAUM, CURPHY & SCANLAN Pgs=4

A.P.N.: 1318-26-515-038
File No.: 0
R.P.T.T.: \$0.00#67



When Recorded, Mail Tax Statements to:

Renee Benson
503 E. Ramsey, #201
San Antonio, Texas 78217

GRANT, BARGAIN, and SALE DEED

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

Renee Benson, Trustee of The Shirley L. Benson Testamentary Trust, a Texas Trust

Does hereby GRANT, BARGAIN, and SELL to

Renee Benson

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

See attached Legal Description

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

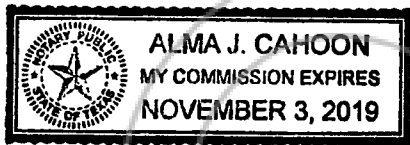
Date: May 1, 2017

The Shirley L. Benson Testamentary Trust

By: Renee Benson
Renee Benson, Trustee

STATE OF TEXAS §
 §
COUNTY OF BEXAR §

This instrument was acknowledged before me on 20th day of April, 2017, by Renee Benson, Trustee of The Shirley L. Benson Testamentary Trust.



Alma J. Cahoon
Notary Public, State of Texas

This Notary Acknowledgement is attached to that certain Grant, Bargain, and Sale Deed dated May 1, 2017.

December 5, 2003
02129-2

DESCRIPTION
Adjusted APN 1318-26-515-028

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

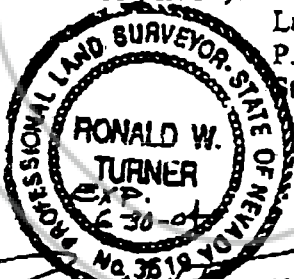
All that portion of Lot 2, as shown on that Record of Survey filed for record on July 28, 1988, as File Number 183113, and Lot 10, Block D, of Granite Springs Subdivision Unit Number 2, filed for record on July 8, 1980, as Document Number 46019, more particularly described as follows:

Beginning at the Southeast corner of said Lot 10;
thence South 89°30'11" East 54.03 feet;
thence South 70°25'05" East 144.15 feet;
thence South 52°27'52" West 244.94 feet;
thence South 00°30'17" West 25.00 feet;
thence North 89°29'43" West 452.98 feet;
thence North 16°11'34" East 231.62 feet;
thence South 89°30'11" East 248.00 feet;
thence North 07°30'47" West 154.97 feet;
thence along a curve concave to the Northwest with a radius of 225 feet, a central angle of 21°27'15", and an arc length of 84.25 feet, the chord of said curve bears North 71°45'31" East 83.76 feet;
thence along a curve concave to the Southeast with a radius of 175 feet, a central angle of 27°00'37", and an arc length of 82.50 feet, the chord of said curve bears 74°32'29" East 81.74 feet;
thence South 01°57'20" East 203.02 feet to the Point of Beginning.

Containing 3.26 acres, more or less.

The Basis of Bearing for this description is the above referenced Granite Springs Unit Number 2.

Prepared by: Turner & Associates, Inc.
Land Surveying
P.O. Box 5067
Stateline, NV 89449



Ronald W. Turner
12/05/03

0609409
BK 0404 PG 00438

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1318-26-515-038
 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>SD-Trust Verified</u>	

3. Total Value/Sales Price of Property: \$ N/A
 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: Termination & transfer from 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 Renee Benson Capacity Trustee

Signature Renee Benson Capacity Recipient

SELLER (GRANTOR) INFORMATION (REQUIRED)	BUYER (GRANTEE) INFORMATION (REQUIRED)
Print Name: <u>Renee Benson, Trustee</u>	Print Name: <u>Renee Benson</u>
Address: <u>503 E Ramsey #201</u>	Address: <u>503 E Ramsey #201</u>
City: <u>San Antonio TX</u>	City: <u>San Antonio TX</u>
State: <u>TX</u> Zip: <u>78216</u>	State: <u>TX</u> Zip: <u>78216</u>

COMPANY/PERSON REQUESTING RECORDING
 (required if not the seller or buyer)
 Print Name: Emily Harrison Liljenwall Escrow # _____
 Address: 112 E. Beccan Street Ste 3000
 City: San Antonio State: TX Zip: 78205
 (AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)