

AP #: 1318-22-002-014
1318-23-401-026

**RECORDING REQUESTED BY:
and AFTER RECORDING RETURN TO:**

Lance N. McKenzie, Esquire
McDONALD CARANO LLP
100 West Liberty St., Suite 100
Reno, Nevada 89501

MAIL TAX STATEMENTS TO:

Josh D. Correlli, Esquire
KAEMPFER CROWELL
50 West Liberty St., Suite 700
Reno, NV 89501

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

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That: WELLS FARGO BANK, N.A., as Trustee, or Successor Trustee, of the MARY HANSEN GENERATION-SKIPPING TAX TRUST, created under the will of MARY HANSEN, deceased, in consideration of \$10.00 and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to NICOLE A. DUSTER, as her sole and separate property, an undivided 8.33% interest in that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

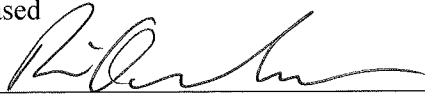
"FOR COMPLETE LEGAL DESCRIPTION SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE."

Subject to: Rights of way, reservations, restrictions, easements and conditions of record.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any revisions, remainder, rents, issues or profits thereof.

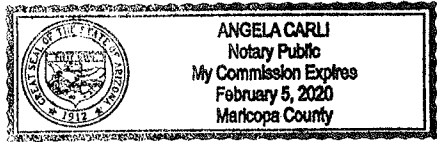
Witness my hand this 7th day of November, 2017.

WELLS FARGO BANK, N.A., as Trustee, or
Successor Trustee, of the MARY HANSEN
GENERATION-SKIPPING TAX TRUST,
created under the will of MARY HANSEN,
deceased

By: 
DAVID OSSELAER, Assistant Vice President

STATE OF ARIZONA)
)ss:
COUNTY OF Maricopa)

This instrument was acknowledged before me on November 7, 2017 by DAVID OSSELEAR, as Assistant Vice President of WELLS FARGO BANK, N.A., as Trustee, or Successor Trustee, of the MARY HANSEN GENERATION-SKIPPING TAX TRUST, created under the will of MARY HANSEN, deceased.



Angela Carli
Notary Public

COPIES

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL I:

A parcel of land being a portion of and situated in the Northeast 1/4 of the Northeast 1/4 of Section 27; Southeast 1/4 of the Southeast 1/4 of Section 22, in Township 13 North, Range 18 East, M.D.B.&M., more particularly described as follows, to-wit:

BEGINNING at a point on the west side of the highway right-of-way line created by Deed recorded October 23, 1935, in Book U of Deeds, Page 110, Douglas County, Nevada, records, said point being described as bearing of South 60°13' West, a distance of 127.20 feet from the section corner common to Sections 22, 23, 26 and 27, Township 13 North, Range 18 East, M.D.B.&M.; said point also being further described as the Southeast corner of the parcel of land conveyed to JOHN PLADY, et ux, in Deed recorded April 8, 1957, in Book C-1 of Deeds, Page 343, Document No. 12128, Douglas County, Nevada, records; thence North 61°00' West, a distance of 220 feet to a point; said point being the Southwesterly corner of the parcel of land conveyed to CHARLES T. RIVERS, et ux, in Deed recorded May 10, 1960, in Book 2, Page 293, Document No. 15994, Official Records of Douglas County, Nevada; thence North 18°24'08" East, a distance of 121.97 feet, more or less, to the Southwesterly line of the parcel of land conveyed to H.L. HAYNES, et ux, in Deed recorded January 9, 1958, in Book C-1 of Deeds, Page 61, Document No. 12864, Douglas County, Nevada, records; thence South 61°00' East, a distance of 50.00 feet to a point; thence South 18°24'08" West, a distance of 12.73 feet to a point; thence South 61°00' East, a distance of 186.10 feet to a point on the West line of said highway right-of-way line; said point being further described as the most Southerly corner of the parcel of land conveyed to FRANK A. RICH, et ux, in Deed recorded June 24, 1959, in Book E-1 of Deeds, Page 288 Douglas County, Nevada, records; thence Southwesterly along the Westerly side of said highway right-of-way line along a curve to the right having a radius of 2460 feet, an arc distance of 107.5 feet, more or less, to the point of beginning.

EXCEPT THEREFROM from all that portion of the above-described parcel of land which was conveyed to CHARLES T. RIVERS, et ux, in Deed recorded May 10, 1960, in book 2, page 293, Document No. 15994, Official Records, more particularly described as follows, to-wit:

COMMENCING at a point of the West side of the highway right-of-way line created by Deed recorded in Book U of Deeds, Page 110, Douglas County, Nevada, records, said point being described as bearing of South 60°13' West, a distance of 127.20 feet from the section corner common to Section 22, 23, 26 and 27, Township 13 North, Range 18 East, M.D.B.&M.; thence North 61°00' West, a distance of 170 feet to the True Point of Beginning; thence North 61°00' West, a distance of 50 feet; thence North 18°24'08" East, a distance of 121.97 feet, more or less, to the Southwesterly line of the parcel conveyed to H.L. HAYNES and BERTHA E. HAYNES by Deed recorded January 9, 1958, under File No. 12864, Douglas County, Nevada, records; thence South 61°00' East, a Distance of 50 feet; thence South 18°24'08" West, a distance of 121.97 feet, more or less, to the Point of Beginning.

This legal description was previously recorded 03/26/03, Book 0303, Page 12619, Document 571373.

Said property is commonly known as 148 Highway 50, Stateline, Nevada 89449.

PARCEL II:

A parcel of land wholly within the Southeast 1/4 of the Southwest 1/4 of Section 23, and the Northeast 1/4 of the Northwest 1/4 of Section 26, Township 13 North, Range 18 East, M.D.B.&M., and more particularly described as follows:

COMMENCING at the 1/4 comer common to Sections 23 and 26 in said Township; thence along the Section line common to said Section 23 and 26, North 89°41'40" West, 491.40 feet to the TRUE POINT OF BEGINNING; thence parallel to the North-South centerline of Section 23 North 00°02'29" West, 531.88 feet to the Southerly boundary of Ponderosa Park Subdivision, as recorded under File No. 47249, Official Records of Douglas County, Nevada; thence along said boundary North 89°41'40" West, 327.60 feet; thence South 00°02'36" East, 531.88 feet to the Section line common to Sections 23 and 26; thence South 00°12'20" West, 0.26 feet to a point in a curve on the centerline of State Route 19, said curve being concave to the Southwest and from which the center bears South 01°36'34" West, 1,000.00 feet; thence Southeasterly along said curve through a central angle of 14°28'38", an arc distance of 225.68 feet; thence tangent to said curve South 73°54'48" East, 81.57 feet; thence leaving said centerline North 00°12'20" East, 59.88 feet to the Point of Beginning.

Excepting therefrom that portion conveyed to Douglas County by deed recorded March 20, 1958, in Book D-1 of Deeds, page 130, Douglas County Records, for the roadway now known as State Route 207 Kingsbury Grade.

This legal description was previously recorded 3/26/03, Book 0303, Page 12621, Document 571374.

Said property is commonly known as 276 Kingsbury Grade, Zephyr Cove, Nevada 89448.

STATE OF NEVADA DECLARATION OF VALUE

FOR RECORDERS OPTIONAL USE ONLY	
Document/Instrument#:	_____
Book: _____	Page: _____
Date of Recording:	_____
Notes:	Trust OK BC

1. Assessor Parcel Number (s)

- a) 1318-22-002-014
- b) _____
- c) _____
- d) _____

2. Type of Property:

- | | | | |
|-----------------------------|--------------|--|-----------------|
| a) <input type="checkbox"/> | Vacant Land | b) <input type="checkbox"/> | Single Fam Res. |
| c) <input type="checkbox"/> | Condo/Twnhse | d) <input type="checkbox"/> | 2-4 Plex |
| e) <input type="checkbox"/> | Apt. Bldg. | f) <input checked="" type="checkbox"/> | Comm'l/Ind'l |
| g) <input type="checkbox"/> | Agricultural | h) <input type="checkbox"/> | Mobile Home |
| i) <input type="checkbox"/> | Other | | |

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: Partial percentage is transferred from Mary Hansen Generation -Skipping Tax Trust to Nicole A. Duster without consideration

5. Partial Interest: Percentage being transferred: 8.33 %

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 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 *Nicole Duster* Capacity _____ for Grantor/Grantee
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED) Wells Fargo Bank, N.A., Trustee
 Print Name: Mary Hansen Generation-Skipping Tax
 Address: 50 West Liberty St., Suite 700
 City: Reno
 State: NV Zip: 89501

(REQUIRED)
 Print Name: Nicole A. Duster
 Address: 50 West Liberty St., Suite 700
 City: Reno
 State: NV Zip: 89501

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)
 Print Name: McDonald Carano, LLP Escrow # _____
 Address: PO Box 2670
 City: Reno State: NV Zip: 89505