

DOUGLAS COUNTY, NV

**2018-910494**

RPTT:\$0.00 Rec:\$35.00

02/16/2018 01:40 PM

\$35.00 Pgs=6

ETRCO

KAREN ELLISON, RECORDER

E07

APN#: 1220-23-000-009  
RPTT: \$0.00

Recording Requested By:

Western Title Company

Escrow No.: 094439-ASK

When Recorded Mail To:

Randall G. Jacobs and Gail J.

Jacobs

660 Stones Throw Road

Gardnerville, NV 89410

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



A. Kromberg

Escrow Officer

---

**Grant, Bargain, and Sale Deed**

**\*This document is being signed in counter part\***

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,

Randall G. Jacobs and Gail J. Jacobs, Trustees of the Jacobs Family Trust, dated June 9, 2015

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

Randall G. Jacobs and Gail J. Jacobs, husband and wife as joint tenants

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 lot, piece or parcel of land situate in the County of Douglas, State of Nevada, described as follows:

See Attached Exhibit A

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

Dated: 02/12/2018

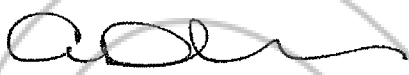
Jacobs Family Trust, dated June 9, 2015

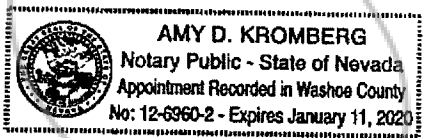
  
\_\_\_\_\_  
Randall G. Jacobs, Trustee

~~\_\_\_\_\_  
Gail J. Jacobs, Trustee~~      *see attached*

STATE OF Nevada }  
COUNTY OF Washoe } ss  
This instrument was acknowledged before me on  
Feb. 12, 2018

By <sup>ak</sup> Randall G. Jacobs ~~and Gail J. Jacobs~~

  
\_\_\_\_\_  
Notary Public



Jacobs Family Trust, dated June 9, 2015

Gail J. Jacobs  
Gail J. Jacobs, Trustee

STATE OF Nevada

COUNTY OF Douglas } ss

This instrument was acknowledged before me on

2/14/2018

By Gail J. Jacobs.

Karen Stage  
Notary Public



**EXHIBIT "A"**

All that certain lot, piece or parcel of land situate in the County of Douglas, State of Nevada, described as follows:

That portion of the SE 1/4 of the NE 1/4 and of the NE 1/4 of the SE 1/4 of Section 23, T12N, R2OE, M.D.B.&M., and more particularly described as follows, to-wit:

Commencing at the Section corner common to Sections 13, 14, 23 and 24 in said Township and Range; thence South  $00^{\circ}10'00''$  East a distance of 3043.95 feet, to a point on the Southwesterly right of way line of U.S. Highway 395; thence North  $38^{\circ}48'00''$  West along said highway right of way line a distance of 742.59 feet, to the most Northerly corner of those properties as shown on that certain Record of Survey map filed April 9, 1973 as Document No. 65074 in the office of the Douglas County Recorder; thence South  $00^{\circ}31'30''$  West along the Westerly line of said properties a distance of 434.45 feet to the true point of beginning; thence from the true point of beginning South  $68^{\circ}45'00''$  East a distance of 189.64 feet; thence South  $08^{\circ}01'00''$  East a distance of 103.41 feet to the beginning of a tangent curve to the left, having a radius of 235.00 feet and a central angle of  $13^{\circ}30'00''$ ; thence along said curve an arc distance of 55.37 feet; thence tangent to said curve South  $21^{\circ}31'00''$  East, a distance of 74.00 feet; thence North  $74^{\circ}45'00''$  West a distance of 242.79 feet to a point in the Westerly line of the properties as shown on said map; thence North  $00^{\circ}31'30''$  East a distance of 228.84 feet to the true point of beginning; the herein-described parcel being Parcel 3 as shown on said Record of Survey map.

**TOGETHER** with a right of way for roadway and utility purposes over and across the following described lands to wit:

Beginning at the northeast corner of Section 23, T12N, R2OE, M.D.B.&M.; thence South  $0^{\circ}10'$  East a distance of 3043.95 feet; thence South  $38^{\circ}48'$  East a distance of 23.66 feet to the true point of beginning; thence South  $38^{\circ}48'$  East a distance of 151.84 feet; thence westerly along the arc of a curve to the left, tangent to the preceding course and having a central angle of  $105^{\circ}23'$  and a radius of 38.10 feet for an arc distance of 70.07 feet thence South  $35^{\circ}49'$  West a distance of 348.69 feet; thence along the arc of a curve to the right, tangent to the preceding course, and having a central angle of  $191^{\circ}40'$  and a radius of 83.50 feet, for an arc distance of 279.31 feet; thence North  $47^{\circ}29'$  East a distance of 44.00 feet thence along the arc of a curve to the left tangent to the preceding course, and having a central angle of  $69^{\circ}00'$  and a radius of 91.00 feet, for an arc distance of 109.58 feet thence North  $21^{\circ}31'$  West a distance of 109.00 feet; thence along the arc of a curve to the right, tangent to the preceding course, and having a central angle of  $13^{\circ}30'$ , and a radius of 235.00 feet, for an arc distance of 55.37 feet; thence North  $8^{\circ}01'$  West a distance of 103.41 feet; thence South  $68^{\circ}45'$  East a distance of 32.41 feet; thence North  $81^{\circ}59'$  East a distance of 68.00 feet to a point on a curve which point is radial from the preceding point; thence along the arc of a curve to the right radial to the preceding course, having a central angle of  $31^{\circ}30'$ , a radius of 129.00 feet,

for an arc distance of 70.93 feet to a point of reverse curve; thence along the arc of a curve to the left tangent to the preceding curve, having a central angle of  $45^{\circ}00'$ , a radius of 124.00 feet, for an arc distance of 97.39 feet; thence South  $21^{\circ}31'$  East a distance of 77.00 feet; thence along the arc of a curve to the right tangent to the preceding course, having a central angle of  $69^{\circ}00'$ , a radius of 141.00 feet for an arc distance of 169.80 feet; thence South  $47^{\circ}29'$  West a distance of 44.00 feet thence along the arc of a curve to the left tangent to the preceding course, having a central angle of  $191^{\circ}40'$ , a radius of 33.50 feet, for an arc distance of 112.06 feet; thence North  $35^{\circ}49'$  East a distance of 362.38 feet; thence along the arc of a curve to the left tangent to the preceding course, having a central angle of  $74^{\circ}37'$ , a radius of 65.61 feet, for an arc distance of 85.44 feet to the true point of beginning.

**NOTE:** The above metes and bounds description appeared previously in that certain Quitclaim Deed recorded in the office of the County Recorder of Douglas County, Nevada on June 11, 2015, as Document No. 2015-863908 of Official Records.

Assessor's Parcel Number(s):  
1220-23-000-009

STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)  
a) 1220-23-000-009

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**  
DOCUMENT/INSTRUMENT #: \_\_\_\_\_  
BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
DATE OF RECORDING: \_\_\_\_\_  
NOTES: Verified Trust - JS

3. Total Value/Sales Price of Property: \$0.00  
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: Transferring title to Trustee of 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 \_\_\_\_\_ Capacity GRANTOR  
Signature \_\_\_\_\_ Capacity \_\_\_\_\_

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

Print Name: Jacobs Family Trust, dated June 9, 2015  
Address: 660 Stones Throw Road  
City: Gardnerville  
State: NV Zip: 89410

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

Print Name: Randall G. Jacobs and Gail J. Jacobs  
Address: 660 Stones Throw Road  
City: Gardnerville  
State: NV Zip: 89410

**COMPANY/PERSON REQUESTING RECORDING**

(required if not the seller or buyer)

Print Name: eTRCo, LLC. On behalf of Western Title Company  
Address: McCarran Branch  
6774 So. McCarran Blvd. Suite 102A  
City/State/Zip: Reno, NV 89509

Esc. #: 094439-ASK