

A.P.N.: 1421-00-002-017  
File No: 143-2539183 (NF)  
R.P.T.T.: \$331.50

When Recorded Mail To: Mail Tax Statements To:  
Karin Amann  
818 Long Valley Road  
Gardnerville, NV 89460

**GRANT, BARGAIN and SALE DEED**

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

Raymond Shay and Toni Shay, as Trustees of The Raymond Shay and Toni Shay  
Revocable Trust dated 10/24/2014

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

Karin Amann, an unmarried woman

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

**A PARCEL OF LAND LOCATED IN THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 14 NORTH, RANGE 21 EAST, M.D.B.&M., DOUGLAS COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**PARCEL ONE:**

**COMMENCING AT A FOUND BRASS CAP, WHICH IS THE WEST 1/4 CORNER OF SECTION 31, TOWNSHIP 14 NORTH, RANGE 21 EAST, M.D.B.&M., PROCEED NORTH 86°50'50" EAST, 1,176.59 FEET, TO THE TRUE POINT OF BEGINNING, WHICH IS THE SOUTHWEST CORNER OF THE PARCEL; PROCEED THENCE NORTH 00°08'30" WEST, 337.34 FEET TO THE NORTHWEST CORNER OF THE PARCEL; THENCE NORTH 89°50'50" EAST, 1,293.04 FEET, TO THE NORTHEAST CORNER OF THE PARCEL; THENCE SOUTH 00°08'30" EAST, 337.34 FEET TO THE SOUTHEAST CORNER OF THE PARCEL, AND ALSO THE CENTER OF SECTION 31; THENCE SOUTH 86°50'50" WEST, 1,293.04 FEET TO THE TRUE POINT OF BEGINNING.**

**PARCEL TWO:**

**AN EASEMENT FOR PUBLIC ACCESS AND UTILITY PURPOSES, 50 FEET IN WIDTH OVER THE EXISTING UNIMPROVED ROADWAY WHICH CROSSES THE PARCEL IN A NORTH-NORTH WEST DIRECTION, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTHERLY BOUNDARY OF THE PARCEL, 605.2 FEET FROM THE SOUTHEAST CORNER OF THE PARCEL; PROCEED NORTH**

**32°22'34" WEST, 517.55 FEET; NORTH 16°59'10" WEST, 228.70 FEET; NORTH 12°06'42" WEST, 44.85 FEET; NORTH 14°36'02" WEST, 265.67 FEET; NORTH 28°27'50" WEST, 126.06 FEET; AND NORTH 23°05'39" WEST, 466.78 FEET, TO THE TERMINATION OF THE EASEMENT, 439.90 FEET FROM THE NORTHWEST CORNER OF THE PARCEL DESCRIBED IN DEED RECORDED APRIL 29, 1977, IN BOOK 477, AT PAGE 1660 AS DOCUMENT NO. 08854.**

**EXCEPT THEREFROM ALL THAT PORTION OF SAID LAND LYING WITHIN THE BOUNDARY OF THE HEREINABOVE FIRST MENTIONED PARCEL.**

**PARCEL THREE:**

**AN EASEMENT FOR PUBLIC ACCESS AND UTILITIES, 50 FEET IN WIDTH, BEGINNING AT A POINT ON THE NORTHERLY BOUNDARY OF PARCEL 1 LEGAL DESCRIPTION SET FORTH IN VARIOUS DEEDS OF RECORD, ONE AMONG THEM BEING RECORDED SEPTEMBER 24, 1984 IN BOOK 984, PAGE 2291, AS DOCUMENT NO. 107127, OF OFFICIAL RECORDS, 439.90 FEET FROM THE NORTHWEST CORNER OF THE PARCEL, AND EXTENDING THENCE NORTH 0°08'30" WEST, 337.34 FEET, ACROSS THE WESTERLY 50 FEET OF THE ROUTT PROPERTY, TO THE TERMINATION ON THE NORTHERLY BOUNDARY OF THE ROUTT PROPERTY, IN DEED RECORDED NOVEMBER 5, 1971 IN BOOK 93 AT PAGE 130 AS DOCUMENT NO. 55321-A**

**THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED NOVEMBER 12, 2003 IN BOOK 1103, PAGE 4868, AS DOCUMENT NO. 596502.**

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: 03/09/2018

Raymond Shay and Toni Shay, Trustees of The  
Raymond Shay and Toni Shay Revocable Trust  
dated 10/24/2014

*Raymond Shay*  
Raymond Shay, Trustee  
*Toni Shay*  
Toni Shay, Trustee

STATE OF ~~NEVADA~~ *California* : ss.  
COUNTY OF ~~DOUGLAS~~ *Contra Costa*

This instrument was acknowledged before me on 4/20/2018 by  
~~The~~ **Raymond Shay and Toni Shay**

*Rutilia Mancía*, Notary  
Notary Public  
(My commission expires: 4/28/2021)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **March 09, 2018** under Escrow No. **143-2539183**.



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1421-00-002-017
- 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: \_\_\_\_\_

- 3. a) Total Value/Sales Price of Property: \$85,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )
- c) Transfer Tax Value: \$85,000.00
- d) Real Property Transfer Tax Due \$331.50

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: \_\_\_\_\_
- b. Explain reason for exemption: \_\_\_\_\_

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: [Signature]  
Signature: \_\_\_\_\_

Capacity: [Signature]  
Capacity: \_\_\_\_\_

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

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

Print Name: The Raymond Shay and Toni Shay Revocable Trust  
Address: 1778 Elm Road  
City: Concord  
State: CA Zip: 94519

Print Name: Karin Amann  
Address: 818 Long Valley Road  
City: Gardnerville  
State: NV Zip: 89460

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

Print Name: Company  
Address: 1663 US Highway 395, Suite 101  
City: Minden

File Number: 143-2539183 NF/ NF  
State: NV Zip: 89423

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