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RECORDING REQUESTED BY AND  
WHEN RECORDED MAIL TO:  
REESE, SMALLEY, WISEMAN & SCHWEITZER, LLP  
1265 Willis Street  
Redding, CA 96001



KAREN ELLISON, RECORDER E07

MAIL TAX STATEMENTS TO:  
Tina Y. Gunsauls, Trustee  
24251 Electric Avenue  
Red Bluff, CA 96080

R.P.T.T. -0-  
The undersigned hereby declares.

**GRANT, BARGAIN AND SALE DEED**

THIS INDENTURE WITNESSETH: That  
FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
TINA GUNSAULS, a widow,  
does hereby GRANT, BARGAIN, SELL AND CONVEY to  
TINA Y. GUNSAULS, Trustee of THE TINA Y. GUNSAULS ~~2017~~ <sup>2018</sup> TRUST,  
and to the heirs and assigns of such Grantee forever, all the following real property situated in  
the City of Minden, County of Douglas, State of Nevada, bounded and described as follows:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.  
APN #1220-20-002-005

Dated: June 5, 2018

*Tina Gunsauls*  
TINA GUNSAULS

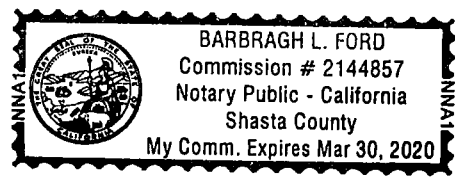
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA )  
COUNTY OF SHASTA )

On June 5, 2018, before me, Barbragh L. Ford, a Notary Public, personally appeared TINA GUNSAULS, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.  
*[Signature]*  
NOTARY PUBLIC



## EXHIBIT A Legal Description

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

A parcel of land located within a portion of the Southeast one-quarter of Section 20, Township 12 North, Range 20 East, MDB&M, Douglas County, Nevada, being more particularly described as follows:

BEGINNING at a point on the Westerly line of Parcel B-1, being a spike in top of a fence post, as shown on the Record of Survey for Marguerite Anderson, Document No. 217534 of the Douglas County Recorder Office, said point bears N. 41 degrees 33'54" W., 2719.34 feet from the Southeast corner of said Section 20 and being a 5/8" rebar and plastic cap tagged R.L.S. 2161;

thence S. 05 degrees 20'09" W., 152.74 feet; thence S. 10 degrees 25'50" W., 440.39 feet; thence S. 59 degrees 12'56" W., 167.54 feet; thence S. 52 degrees 32'37" W., 333.61 feet; thence S. 45 degrees 55'50" W., 111.38 feet; thence S. 27 degrees 36'50" W., 68.67 feet; thence S. 42 degrees 37'31" W., 89.88 feet; thence S. 62 degrees 40'34" W., 51.97 feet; thence S. 36 degrees 11'56" W., 29.46 feet; thence 217.78 feet along the arc of a curve to the left having a central angle of 08 degrees 44'04" and a radius of 1428.54 feet, (chord bears S. 31 degrees 49'54" W., 217.57 feet); thence S. 88 degrees 33'11" W., 10.38 feet; thence N. 01 degrees 11'29" W., 102.15 feet; thence N. 03 degrees 34'02" W., 105.90 feet; thence N. 89 degrees 56'12" W., 40.71 feet; thence N. 00 degree 03'48" E., 25.00 feet; thence N. 89 degrees 56'12" W., 230.05 feet; thence N. 00 degree 05'44" E., 1180.55 feet to a point on said Westerly line; thence S. 84 degrees 51'42" E., along said Westerly line, 1146.20 feet to the POINT OF BEGINNING.

Reference is made to Record of Survey to support a Boundary Line Adjustment for Donald E. Bently, filed for record with the Douglas County Recorder on December 11, 1995 in Book 1295, at Page 1495, as Document No. 376661.

NOTE: The above metes and bounds description appeared previously in that certain Grant, Bargain. Sale Deed recorded in the office of the County Recorder of Douglas County, Nevada on October 14, 2004, as Document No. 626652, in Book 1004, Page 5462 of Official Records.

"Together with the Edna Ditch surface water rights, 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.

STATE OF NEVADA  
DECLARATION OF VALUE

- 1. Assessor Parcel Number(s)  
a) 1220-20-002-005  
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 \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: <u>Verified Trust - A</u>	

- 3. Total Value/Sales Price of Property: \$0.00  
Deed in Lieu of Foreclosure Only (value of property) (\_\_\_\_\_  
Transfer Tax Value: \$\_\_\_\_\_  
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: Transfer to a trust without consideration.

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: Tina Gunsauls Capacity: \_\_\_\_\_

Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_

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

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

Print Name: Tina Gunsauls  
Address: 24251 Electric Avenue  
City: Red Bluff  
State: CA Zip: 96080

Print Name: Tina Y. Gunsauls, Trustee  
Address: 24251 Electric Avenue  
City: Red Bluff  
State: CA Zip: 96080

**COMPANY/PERSON REQUESTING RECORDING**

(required if not the seller or buyer)

Print Name: Ralph T. Collins, III Escrow # \_\_\_\_\_  
Address: 1265 Willis Street  
City: Redding State: CA Zip: 96001

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