

DOUGLAS COUNTY, NV

2018-918711

RPTT:\$0.00 Rec:\$35.00

\$35.00 Pgs=4

08/29/2018 12:59 PM

ETRCO

KAREN ELLISON, RECORDER

E07

APN# : 1219-04-002-025

Exemption #7

Recording Requested By:

Western Title Company

Escrow No.: 097635-WLD

When Recorded Mail To:

Clinton Schue and Jessie Schue

Box 1336

Zephyr Cove, NV 89448

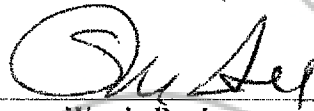
Mail Tax Statements to: (deeds only)

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



Wendy Dunbar

Escrow Officer

Grant, Bargain, and Sale Deed

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,

Clinton J. Schue and Jesse A. Schue, Trustees of the Tahoe Family Trust Agreement dated June 28, 2018

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

Clinton Schue and Jesse Schue, husband and wife as joint tenants

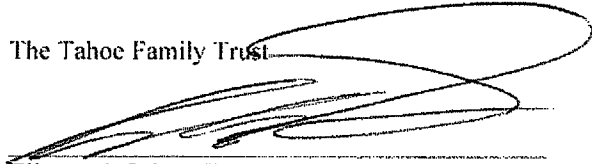
and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Gardnerville, County of Douglas State of Nevada bounded and described as follows:

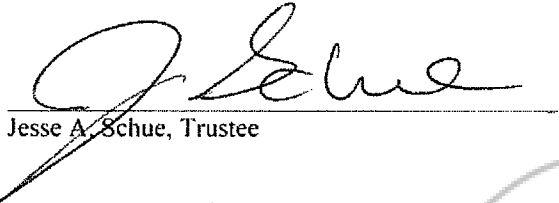
See attached Exhibit A

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

Dated: 06/28/2018

The Tahoe Family Trust


Clinton J. Schue, Trustee


Jesse A. Schue, Trustee

STATE OF Nevada } ss
COUNTY OF Douglas

This instrument was acknowledged before me on

August 28, 2018

By Clinton J. Schue and Jesse A. Schue


Notary Public

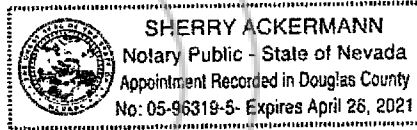


EXHIBIT "A"

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

Parcel 1:

Parcel Adjusted Lot 1 as shown on the Record of Survey in Support of a Boundary Line Adjustment for Bruggemann Family Living Trust & The Charlene E. Bruggemann-Wong Trust, Record of Survey Map No. 2017-895315, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on March 1, 2017, as File No. 2017-895315, Official Records, being more particularly described as follows:

BEGINNING at the Southwest corner of Bruggemann Property as shown on the Record of Survey for Charles J. Bruggemann & Charlene E. Bruggemann recorded September 20, 1984, in Book 984, at Page 1940, of Douglas County Recorder as Document No. 106962; thence North 00°05'09" West, 448.30 feet; thence North 89°59'02" East, 414.87 feet; thence North 00°04'19" West, 133.08 feet; thence North 89°59'22" East, 262.83 feet; thence South 00°04'19" East, 193.57 feet; thence South 26°02'50" West, 104.62 feet; thence South 37°27'45" West, 41.53 feet; thence South 46°47'26" West, 40.77 feet; thence South 00°08'31" West, 235.05 feet; thence North 89°48'21" West, 575.61 feet to the POINT OF BEGINNING.

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 September 28, 2017, as Document No. 2017-904905 of Official Records.

Parcel 2:

An easement or right of way for road purposes for access to and egress from as described in Easement Agreement, recorded in the office of the Douglas County Recorder, State of Nevada on August 17, 1984 in Book 884 at Page 1907 as Document No. 105319, Official Records.

Parcel 3:

An easement for access and roadway purposes whether public or private as described in Grant of Right of Way, recorded in the office of the Douglas County Recorder, State of Nevada on May 5, 2000 in Book 0500 at Page 1423 as Document No. 491436, Official Records.

Parcel 4:

An easement for access and roadway purposes whether public or private as described in Grant of Right of Way on the terms and conditions contained therein, recorded in the office of the Douglas County Recorder, State of Nevada on May 5, 2000 in Book 0500 at Page 1431 as Document No. 491437, Official Records.

Parcel 5:

An easement for private access and private utility easement as described in document, recorded in the office of the Douglas County Recorder, State of Nevada on March 1, 2017 as Document No. 2017-895314, Official Records.

Assessor's Parcel Number(s):
1219-04-002-025

STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
a) 1219-04-002-025

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
DOCUMENT/INSTRUMENT #: _____
BOOK _____ PAGE _____
DATE OF RECORDING: _____
NOTES: _____ SG - Trust OK

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: Transfer out of Trust with no 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: Tahoe Family Trust
Address: _____
City: Zephyr Cove
State: NV Zip: 89448

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Clinton Schue and Jessie Schue
Address: _____
City: Zephyr Cove
State: NV Zip: 89448

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: eTRCo, LLC. On behalf of Western Title Company
Address: Douglas Office
1362 Highway 395, Ste. 109
City/State/Zip: Gardnerville, NV 89410

Esc. #: 097635-WLD

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