DOUGLAS COUNTY, NV

Rec \$35 00 Total \$35 00 2019-924357

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RONALD F CAULEY

KAREN ELLISON, RECORDER

E07

APN 1220-24-810-009 PRIOR APN 0000-29-104-030

**RECORDING REQUESTED BY** SHIPMAN FAMILY TRUST 11-16-18

**MAIL TAX STATEMENTS TO:** SHIPMAN FAMILY TRUST PO BOX 1396 **GARDNERVILLE, NV 89410** 

# **GRANT, BARGAIN, SALE DEED**

On this 10<sup>th</sup> day of December, 2018, SHARON L THIS INDENTURE WITNESSETH: SHIPMAN, a married woman, and DANIEL RAY SHIPMAN, a married man, without consideration, do hereby Grant, Bargain Sell, & Convey to SHARON L SHIPMAN and DANIEL RAY SHIPMAN, Jr, Trustees and their Successors, under the Shipman Family Trust dated April 16, 2018, all interest in all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows in attached Exhibit "A" recorded April 13, 1998, Document No 0437156, Book 0498, Page 2187

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

SHARON L. SHIPMAN

State of Nevada

) ss

County of Douglas

LUANN FOSCHI Notary Public State of No No 00-63224-7 My appt exp Jan 4,2021

This instrument was acknowledged before me on the 10<sup>th</sup> day of December, 2018, by

SHARON L SHIPMAN and DANIEL RAY SHIPMAN, '

NOTARY PUBLIC

Being a portion of the Southeast 1/4 of the Southeast 1/4 of Section 24 and a portion of the Northeast 1/4 of the Northeast 1/4 of Section 25, Township 12 North, Range 20 East, M.D.B. &M., described as follows:

COMMENCING at the centerline intersection of Palomino Land and Mustang Lane, as shown on the Map of Ruhenstroth Ranchos, filed in the Office of the County Recorder of Douglas County, Nevada; thence South 12°28'19" East a distance of 1142.05 feet to the True Point of Beginning; thence from the True Point of Beginning, 63°45'East, 301.73 feet; thence South 5°00' West, 67.47 feet; thence South 29°00' West, 90.81 feet; thence North 66°00' West, 329.77 feet to a point in the Easterly right of way line of a 50.0 foot roadway; thence along said Easterly right of way line along a curve to the right, the center of which bears South 82°06' East having a radius of 175.0 feet through a central angle of 28°06' for an arc length of 85.83 feet; thence North 36° East, 83.00 feet to the True Point of Beginning.

#### TOGETHER WITH:

Commencing at the Southeast corner of Section 24, Township 12 North, Range 20 East, M.D.B. &M.; thence North 0°05' West a distance of 563.03 feet to a point; thence South 69°00' West a distance of 296.53 feet to a point; thence South 21°00' East a distance of 147.95 feet to a point; thence South 69°00' West a distance of 253.11 feet; thence South 05°00' West a distance of 148.53 feet to a point; thence North 63°45' West 134.20 feet to the True Point of Beginning: Thence North 63°45' West a distance of 167.53 feet to a point; thence North 36°00' East a distance of 32.00 feet to a point; thence South 67°42'46" East a distance of 159.55' to a point; thence South 22°17'14" West a distance of 42.67 feet to the True Point of Beginning.

## ALSO TOGETHER WITH:

A parcel of land located within a portion of the Southeast One-Quarter (SE 1/4) of Section 24 and the Northeast One-Quarter (NE 1/4) of Section 25, Township 12 North, Range 20 East, Mount Diablo Baseline and Meridian, Douglas County, Nevada, described as follows:

Commencing at a point of the Easterly right-of-way of Stagecoach Road which is also the Northwesterly corner of that property owned by Dan R. and Sharon Lou Shipman and recorded in Book 477 on Page 679 as Document No. 08436, Douglas County, Nevada, Recorder's Office; thence along the Northerly line of the Shipman property South 67°42'46" East, 159.55 feet to the Point of Beginning; thence South 25°40'10" East, 35.00 feet; thence South

**0437156** BK 0498PG2187 14°06'46" East, 83.69 feet; thence North 35°14'54" West, 89.67 feet thence North 22°17'14" East, 42.67 feet; to the Point of Beginning.

### EXCEPTING THEREFROM:

Commencing at the Southeast corner of Section 24, Township 12 North, Range 20 East, M.D.B. &M.; thence North 0°05' West a distance of 563.03 feet to a point; thence South 69°00' West a distance of 296.53 feet to a point; thence South 21°00' East a distance of 147.95' to a point; thence South 69°00' West a distance of 253.11 feet, thence South 05°00' West a distance of 148.53 feet to the True Point of Beginning; Thence South 05°00' West a distance of 67.47' to a point; thence South 29°00' West a distance of 22.70' to a point; thence North 35°14'54" West a distance of 179.29 feet to a point; thence South 63°45' East a distance of 134.20 feet to the True Point of Beginning.

### ALSO EXCEPTING THEREFROM:

A parcel of land located within a portion of the Southeast One-Quarter (SE 1/4) of Section 24 and the Northeast One-Quarter (NE 1/4) of Section 25, Township 12 North, Range 20 East, Mount Diablo Baseline and Meridian, Douglas County, Nevada, described as follows:

Commencing at a point on the Easterly right-of-way of Stagecoach Road which is also the Southwesterly corner of that property owned by Darlene Honsberger and recorded in Book 784, on Page 1070 as Document No. 103477, Douglas County, Nevada, Recorder's Office; thence along the Southerly line of the Honsberger property South 67°42'46" East, 159.55 feet; thence South 22°17'14" West, 42.67 feet; thence South 35°14'54" East, 89.67 feet to the Point of Beginning; thence continuing South 35°14'54" East, 89.67 feet to the Point of Beginning; thence continuing South 35°14'54" East, 89.62 feet to the Westerly property line of Lot 5 of Thompson Acres Subdivision, Unit No. 2 as recorded in Book 378 on Page 1424, Douglas County, Nevada Recorder's Office; thence South 29°00'00" West, 47.28 feet; thence North 14°06'46" West, 118.11 feet to the Point of Beginning.

REQUESTED BY

FIRST AMERICAN TITLE CO.
IN OFFICIAL RECORDS OF
DOUGLAS CO. NEVADA

'98 APR 13 P3:19

0437156 BK0498PG2188 LINDA SLATER
RECORDER
PAID KODEPUTY

STATE OF NEVADA	
DECLARATION OF VALUE	
1 Assessor Parcel Number(s)	^
a) 1220-24-810-009	/\
b) PRIOR APN 0000-29-104-030	
c)	
d)	\ \
,	\ \
2 Type of Property	
	\ \
a)  Vacant Land b) ✓ Single Fam Re	es
c) Condo/Twnhse d) 2-4 Plex	FOR RECORDERS OPTIONAL USE ONLY
e) Apt Bldg f) Comm'l/Ind'l	BOOK PAGE
g) Agricultural h) Mobile Home	DATE OF RECORDING NOTES LINES ON - APPL
1) U Other	410
,	<u> </u>
2 Total Value/Salas Prize of Property	
3 Total Value/Sales Price of Property	
Deed in Lieu of Foreclosure Only (value of property	
Transfer Tax Value	5
Real Property Transfer Tax Due	2
\	
4 <u>If Exemption Claimed</u>	
a Transfer Tax Exemption per NRS 375 090,	Section #7
b Explain Reason for Exemption Transfer of	f title into family Trust with no consideration
5 Partial Interest Percentage being transferred	%
5 Tartial microst Totolidage being dansferred _	
	1 C 1 NDC 255 000 1 NDC
	penalty of perjury, pursuant to NRS 375 060 and NRS
375 110, that the information provided is correct to	
supported by documentation if called upon to substa	intiate the information provided herein Furthermore, the
	ption, or other determination of additional tax due, may
result in a penalty of 10% of the tax due plus interes	
result in a penalty of 1070 of the tax due plus interes	t at 170 por month
Pursuant to NRS 375 030, the Buyer and Seller shall be jo	intly and severally liable for any additional amount owed
- A	
Sugnature 21-	Capacity Can Cill
Signature	Capacity for the Control
Signature	Capacity
	/
SELLER (GRANTOR) INFORMATION	BUYER (GRANTEE) INFORMATION
(REQUIRED)	(REQUIRED)
Print Name Sharon \$ Daniel Shipman	Print Name Shipman Family Trust
Address PO BOX 1396	Address PO BOX 1396
City GARDNERVILLE	City GARDNERVILLE
State NV Zip 89410	State NV Zip 89410
State 117	Δ.μ., σσ., το
COMPANY/PERSON REQUESTING RECORDING	
(required if not the seller or buyer)	
Print Name Ronald F Cauley, Esquire	Eggravy #
Print Name Itoliaid Gadioy, Esquite	Escrow #
Address 1475 US Highway 395 N	
City Gardnerville State N	V Zin USTIU