

DOUGLAS COUNTY, NV  
RPTT:\$2769.00 Rec:\$35.00  
\$2,804.00 Pgs=3  
ETRCO  
KAREN ELLISON, RECORDER

**2019-924882**

**01/23/2019 08:52 AM**

APN#: 1220-23-000-014  
RPTT: \$2,769.00

Recording Requested By:  
Western Title Company

Escrow No.: 101504-TEA  
When Recorded Mail To:  
The Hipsley Family Trust  
4104 Bancroft Drive  
El Dorado Hills, CA 95762-6934

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

  
\_\_\_\_\_  
Traci Adams

\_\_\_\_\_  
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,

Lindsay M. Schinzing, aka Lindsay Margaret Brown, Successor Trustee of The Brown Family Trust dated July 12, 1991 and Amendment and Restatement on November 2, 2004, who acquired title as Brown Family Trust

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

William Arthur Hipsley and Victoria Prince Hipsley, Trustees of The Hipsley Family Trust dated June 12, 2015

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

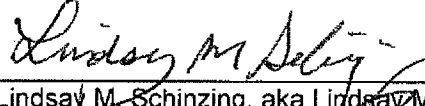
All that certain real property situate, lying and being a portion of the Northeast 1/4 of the Southeast 1/4 of Section 23, Township 23, and the Northwest 1/4 of the Southwest 1/4 of Section 24, Township 12 North, Range 20 East, M.D.B.&M., more particularly described as follows:

Parcel 1-C as shown on that certain record of survey for SMS ENTERPRISES recorded February 23, 1982, in Book 282, of Official Records at Page 1257, Douglas County, Nevada, as Document No. 65166, being a division of Parcel 1-C, as shown on that Parcel Map for SMS ENTERPRISES, recorded January 10, 1978, in Book 178, of Official records at Page 560, Douglas County, Nevada, said map being a redivision of Parcel 1 as shown on that record of survey for SMS ENTERPRISES, recorded April 19, 1973, in Book 473, of official Records at Page 157, Douglas County, Nevada.

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

Dated: 01/02/2019

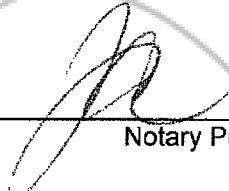
The Brown Family Trust dated July 12, 1991 and  
Amendment and Restatement on November 2, 2004

  
\_\_\_\_\_  
Lindsay M. Schinzing, aka Lindsay Margaret Brown,  
Successor Trustee

STATE OF Nevada }  
COUNTY OF Douglas } ss

This instrument was acknowledged before me on  
January 3, 2019

By Lindsay M. Schinzing

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



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)  
 a) 1220-23-000-014

2. Type of Property:  
 a)  Vacant Land                      b)  Single Fam. Res.  
 c)  Condo/Twnhse                      d)  2-4 Plev  
 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:	_____

3. Total Value/Sales Price of Property: \$710,000.00  
 Deed in Lieu of Foreclosure Only (value of property) \_\_\_\_\_  
 Transfer Tax Value: \$710,000.00  
 Real Property Transfer Tax Due: \$2,769.00

4. If Exemption Claimed:  
 a. Transfer Tax Exemption per NRS 375.090, Section \_\_\_\_\_  
 b. Explain Reason for Exemption: \_\_\_\_\_

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 Escrow Officer  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

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

Print Name: Lindsay M. Schinzing, aka Lindsay Margaret Brown, Successor Trustee of The Brown Family Trust dated July 12, 1991 and Amendment and Restatement on November 2, 2004  
 Address: 1341 Dresslerville Rd  
 City: Gardnerville  
 State: NV                      Zip: 89460

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

Print Name: William Arthur Hipsley and Victoria Prince Hipsley, Trustees of The Hipsley Family Trust dated June 12, 2015  
 Address: 4104 Bancroft Drive  
 City: El Dorado Hills  
 State: CA                      Zip: 95762-6934

**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. #: 101504-TEA