

APN# 1320-32-812-012

**Recording Requested by/Mail to:**

Name Shipman Family Trust

Address P O Box 1396

City/State/Zip Gardnerville, NV 89410

**Mail Tax Statements to:**

Name Shipman Family Trust

Address P O Box 1396

City/State/Zip Gardnerville, NV 89410

  
00086209201909252090040047  
KAREN ELLISON, RECORDER E07

**Grant, Bargain, Sale Deed**

**Title of Document** (required)

----- (Only use if applicable) -----

The undersigned hereby affirms that the document submitted for recording  
DOES contain personal information as required by law (check applicable)

Affidavit of Death – NRS 440 380(1)(A) & NRS 40 525(5)

Judgment – NRS 17 150(4)

Military Discharge – NRS 419 020(2)

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

This document is being (re-)recorded to correct document # \_\_\_\_\_, and is correcting

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

APN 1320-32-812-012  
PRIOR APN 0000-25-800-390

**RECORDING REQUESTED BY**  
SHIPMAN FAMILY TRUST ~~11-16-18~~ 4-16-18

**MAIL TAX STATEMENTS TO**  
Sharon and Daniel Shipman, Jr  
P O Box 1396  
Gardnerville, NV 89410

**GRANT, BARGAIN, SALE DEED**

**THIS INDENTURE WITNESSETH:** On this 10<sup>th</sup> day of December, 2018, SHARON L SHIPMAN, a married woman, as her sole and separate property, and DANIEL RAY SHIPMAN Jr , a married man, as his sole and separate property, and JOLIE MCDUFFEE, a married woman, as her sole and separate property, all as joint tenants, without consideration, do hereby Grant, Bargain Sell, & Convey to SHARON L SHIPMAN and DANIEL RAY SHIPMAN, 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 See Exhibit "A" attached 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  
SHARON L. SHIPMAN

Jolie McDuffee  
JOLIE MCDUFFEE  
Daniel Ray Shipman, Jr.  
DANIEL RAY SHIPMAN, Jr.

State of Nevada        )  
                                  ) ss  
County of Douglas    )

This instrument was acknowledged before me on the 10<sup>th</sup> day of December, 2018, by SHARON L. SHIPMAN and DANIEL RAY SHIPMAN, Jr. AND JOLIE MCDUFFEE.

Karen Stage  
NOTARY PUBLIC



## EXHIBIT "A"

### LEGAL DESCRIPTION

The land referred to herein is situated in the State of Nevada, County of Douglas described as follows:

A Parcel of land located within a portion of Section 32, Township 13 North, Range 20 East, MDM, Douglas County, Nevada, being more particularly described as follows:

BEGINNING at the Southwesterly corner of Revised Lot 12, said point bears North 49°54'30" West, 91.45 feet from the centerline radius point of Garden Glen Court as shown on the Final Map for Garden Glen Patio Homes, Document No. 389450 of the Douglas County Recorder's Office and being a 5/8" rebar with aluminum cap stamped PLS 6497 inside of a survey well;

thence North 23°32'15" West, 52.50 feet;  
thence North 66°27'45" East, 36.00 feet;  
thence South 23°32'15" East, 32.75 feet;  
thence South 66°27'45" West, 6.00 feet;  
thence South 23°32'15" East, 28.25 feet;  
thence South 66°27'45" West, 20.00 feet;  
thence North 23°32'15" West, 8.50 feet;  
thence South 66°27'45" West, 10.00 feet to the POINT OF BEGINNING.

Reference is made to Record of Survey to support a lot line adjustment for WALLER/FITCH PATIO HOMES HOMEOWNERS ASSOCIATION recorded in the Office of the Recorder of Douglas County, on March 11, 1998, in Book 398, at Page 2283, as File No. 434596, Douglas County, Nevada.

APN 1320-32-812-012

"IN COMPLIANCE WITH NEVADA REVISED STATUTE 111.312, THE HEREIN ABOVE LEGAL DESCRIPTION WAS TAKEN FROM INSTRUMENT RECORDED MAY 25, 2005, BOOK 0505, PAGE 11329, AS FILE NO. 645230, RECORDED IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA."

STATE OF NEVADA  
DECLARATION OF VALUE

1 Assessor Parcel Number(s)  
 a) 1320-32-812-012  
 b) PRIOR APN 0000-25-800-390  
 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 ONLY	
BOOK _____	PAGE _____
DATE OF RECORDING _____	
NOTES <u>Verified Trust - ARS</u>	

3 Total Value/Sales Price of Property \$ \_\_\_\_\_  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_)  
 Transfer Tax Value \$ \_\_\_\_\_  
 Real Property Transfer Tax Due \$ \_\_\_\_\_

4 If Exemption Claimed  
 a Transfer Tax Exemption per NRS 375 090, Section # 7  
 b Explain Reason for Exemption Transfer of title into family Trust with no 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 Mark Asmussen Capacity Agent for Sharon and DANIEL

Signature Mark Asmussen Capacity SHIPMAN Agent for Shipman Family TRUST

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

Print Name Sharon & Daniel Shipman  
 Address PO BOX 1396  
 City GARDNERVILLE  
 State NV Zip 89410

Print Name Shipman Family Trust  
 Address PO BOX 1396  
 City GARDNERVILLE  
 State NV Zip 89410

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name Ronald F Cauley, Esquire Escrow # \_\_\_\_\_  
 Address 1475 US Highway 395 N  
 City Gardnerville State NV Zip 89410

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