

A.P.N. 1418-34-401-014

RECORDING REQUESTED BY

National Closing Solutions
1436 Industrial Way, #6
Gardnerville, NV 89410

DOUGLAS COUNTY, NV
RPTT:\$1872.00 Rec:\$35.00
\$1,907.00 Pgs=3
2019-926215
02/28/2019 02:47 PM
ETRCO
KAREN ELLISON, RECORDER

**WHEN RECORDED MAIL THIS DEED
AND, UNLESS OTHERWISE SHOWN
BELOW, MAIL TAX STATEMENTS TO:**

Brent Botzenhardt ~~XXXXXXXXXXXX~~
PO Box 3118
Dana Point, CA 92629

Please complete Affirmation Statement below:

- I the undersigned hereby affirm that this document submitted for recording does not contain the social security number of any person or persons (Per NRS 239B.030)
- I the undersigned hereby affirm that this document submitted for recording contains the social security number of a person or persons as required by law:

(State specific law)

Signature (Print name under signature)

Title

Order Number: P-314937

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That John J. Macsween and Barbara Macsween, husband and wife, as joint tenants

In consideration of \$0.00 the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to

~~/D. Brent Botzenhardt, and Brittany Botzenhardt, husband and wife, as joint tenants~~
Trustee of the Brent D. Botzenhardt Revocable Trust, Dated November 10, 2016

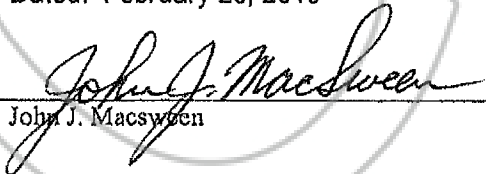
All that real property situated in the County of Douglas State of Nevada, bounded and described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR FULL LEGAL DESCRIPTION

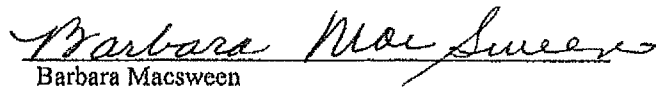
Address: APN: 1418-34-401-014, Zephyr Cove, NV 89448

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise a appertaining.

Dated: February 25, 2019



John J. Macsween



Barbara Macsween

State of Nevada)
County of Carson City)
On 02-25-2019, before me, Donna Peacocke

Notary Public,
John J. MacSween & Barbara MacSween

Personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity (ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

Witness my hand and official seal.

Donna Peacocke
Notary Public in and for said County and State

(Space above for official notarial area.)

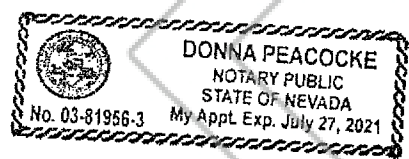


EXHIBIT "A"
LEGAL DESCRIPTION

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

North 1/2 of the South 1/2 of the South 1/2 of Lot 4, Section 34, Township 14 North, Range 18 East, M.D.B. & M., described as follows:

COMMENCING at a point which bears from the South 1/4 corner of said Section 34 the following two courses:

North 0°30'54" East 163.70 feet;
thence North 89°53'44" West 482.55 feet to the TRUE POINT OF BEGINNING;
thence from the TRUE POINT OF BEGINNING North 0°30'54" East 90.48 feet;
thence North 35°35'14" East 65.40 feet;
thence North 0°30'54" East 20.00 feet;
thence South 89°53'27" East 47.92 feet;
thence South 0°30'54" West 163.74 feet;
thence North 89°53'44" West 87.00 feet to the TRUE POINT OF BEGINNING.

NOTE: The above metes and bounds description appeared previously in that certain Deed recorded in the office of the County Recorder of Douglas County, Nevada on July 28, 2000, in Book 700, Page 4585 as Document No. 496614 of Official Records.

Assessor's Parcel Number(s):
1418-34-401-014

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1418-34-401-014
 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 _____

FOR RECORDERS OPTIONAL USE ONLY	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: _____	

3. Total Value/Sales Price of Property: \$ 480,000.00
 Deed in Lieu of Foreclosure Only (value of property) \$ 480,000.00
 Transfer Tax Value: _____
 Real Property Transfer Tax Due: \$ 1,872.00

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 John J. MacLween Capacity SELLER

Signature _____ Capacity Buyer

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: John & Barbara MacLween
 Address: PO Box 661
 City: Zephyr Cove
 State: NV Zip: 89448

Print Name: Brent & Bethany Botzenhardt
 Address: _____
 City: _____
 State: _____ Zip: _____

COMPANY/PERSON REQUESTING RECORDING
(required if not the seller or buyer)

Placer Title # P-314937-BH

Print Name: ETROC c/o Western Title Co Escrow # WT 102568-R50
 Address: 5390 Kietzke Ln #101
 City: Reno State: NV Zip: 89511

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

STATE OF NEVADA
DECLARATION OF VALUE

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 a) 1418-34-401-014
 b) _____
 c) _____
 d) _____

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Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature _____ Capacity _____

Signature [Handwritten Signature] Capacity Buyer

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: John & Barbara MacSweeney
 Address: _____
 City: _____
 State: _____ Zip: _____

Print Name: Brent Botzenhardt
 Address: P.O. Box 3118
 City: Dana Point
 State: CA Zip: 92629

COMPANY/PERSON REQUESTING RECORDING
(required if not the seller or buyer)

Print Name: ETROC of Western Title Co. Escrow # WT 102568-RLT0
 Address: 5310 Kietahe Ln. #101
 City: Deno State: NV Zip: 89511

Placer Title # P-3M437-BH