

DOUGLAS COUNTY, NV

2019-927544

RPTT:\$0.00 Rec:\$35.00

\$35.00 Pgs=4

04/05/2019 01:04 PM

U.S. DEEDS

KAREN ELLISON, RECORDER

E07

**ASSESSOR'S PARCEL NO. 1220-08-002-004**

**WHEN RECORDED MAIL TO:**

PERKINS COIE LLP  
ATTN: CAITLIN CAREY  
505 HOWARD STREET  
10TH FLOOR  
SAN FRANCISCO, CA 94105

**MAIL TAX NOTICES TO:**

SARAH W. LAWRENCE, TRUSTEE  
1220 LAWRENCE LANE  
GARDNERVILLE, NV 89460

**GRANT, BARGAIN AND SALE DEED**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, SARAH W. LAWRENCE, Trustee, under the JAMES S. LAWRENCE LIVING TRUST dated October 23, 1993, as Amended November 30, 1994 and November 17, 2000 (herein, "Grantor"), whose address is 1220 Lawrence Lane, Gardnerville, NV 89460, hereby GRANTS, BARGAINS, SELLS AND CONVEYS to (a) SARAH W. LAWRENCE, TRUSTEE, or any successors in trust, under the EMILY A. LAWRENCE TRUST CREATED UNDER THE JAMES S. LAWRENCE IRREVOCABLE TRUST dated January 13, 2017, (b) SARAH W. LAWRENCE, TRUSTEE, or any successors in trust, under the JAMES M. LAWRENCE TRUST CREATED UNDER THE JAMES S. LAWRENCE IRREVOCABLE TRUST dated January 13, 2017, and (c) SARAH W. LAWRENCE, TRUSTEE, or any successors in trust, under the JONNY T. LAWRENCE TRUST CREATED UNDER THE JAMES S. LAWRENCE IRREVOCABLE TRUST dated January 13, 2017, as tenants in common (together herein, "Grantee"), each of whose address is 1220 Lawrence Lane, Gardnerville, NV 89460, all of Grantor's undivided interest in and to that certain real property located in Douglas County, Nevada, more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: Centerville Lane, Gardnerville, NV 89460

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

Dated this 14<sup>TH</sup> day of MARCH, 2019.

**GRANTOR:**

JAMES S. LAWRENCE LIVING TRUST dated  
October 23, 1993

  
\_\_\_\_\_  
SARAH W. LAWRENCE, Trustee

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF NEVADA

COUNTY OF Douglas

This instrument was acknowledged before me on 3-14-19, by SARAH W. LAWRENCE, Trustee, under the JAMES S. LAWRENCE LIVING TRUST dated October 23, 1993, as Amended November 30, 1994 and November 17, 2000.

Affix Notary Seal inside box or document is unrecordable.



  
\_\_\_\_\_  
NOTARY PUBLIC

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**Affirmation Statement**

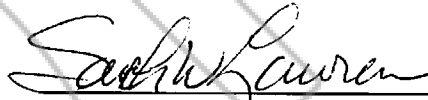
I, the undersigned, hereby affirm that this document as submitted for recording does not contain the social security number of any person.

Emily A. Lawrence Trust created under the  
James S. Lawrence Irrevocable Trust dated  
January 13, 2017



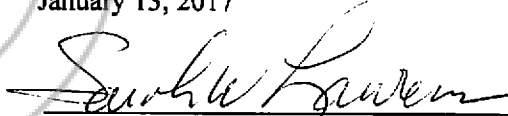
Sarah W. Lawrence, Trustee  
Grantee

James M. Lawrence Trust created under the  
James S. Lawrence Irrevocable Trust dated  
January 13, 2017



Sarah W. Lawrence, Trustee  
Grantee

Jonny T. Lawrence Trust created under the  
James S. Lawrence Irrevocable Trust dated  
January 13, 2017



SARAH W. LAWRENCE, Trustee  
Grantee

**EXHIBIT A**

PARCEL 2 AS SET FORTH ON THAT CERTAIN RECORD OF SURVEY FOR JAMES A. AND GERALDINE LAWRENCE NEVADA TRUST ET AL, RECORDED IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER ON AUGUST 16, 2002, IN BOOK 0802, PAGE 4560, AS DOCUMENT NO. 549590, OFFICIAL RECORDS, DOUGLAS COUNTY, NEVADA.

Per NRS 111.312, this legal description was previously recorded in Book 1002, Page 9566, on October 22, 2002, in the office of the Recorder of Douglas County, Nevada.

*The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.*

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1220-08-002-004  
 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  
 Other \_\_\_\_\_

**FOR RECORDER'S OPTIONAL USE ONLY**  
 Book: \_\_\_\_\_ Page: \_\_\_\_\_  
 Date of Recording: \_\_\_\_\_  
 Notes: Verified Trust - JS

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: A transfer to or from a trust without consideration

5. Partial Interest: Percentage being transferred: one-fifth %

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 Sarah Lawrence, Trustee Capacity GRANTOR

Signature \_\_\_\_\_ Capacity \_\_\_\_\_

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

Print Name: James S. Lawrence Living Trust  
 Address: 1220 Lawrence Lane  
 City: Gardnerville  
 State: NV Zip: 89460

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

Print Name: Sarah Lawrence, Trustee  
 Address: 1220 Lawrence Lane  
 City: Gardnerville  
 State: NV Zip: 89460

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

Print Name: U.S. Deeds Escrow #: \_\_\_\_\_  
 Address: 423 Lithia Pinecrest Road  
 City: Brandon State: FL Zip: 33511

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

5. Assessor Parcel Number(s)  
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 Other \_\_\_\_\_

**FOR RECORDER'S OPTIONAL USE ONLY**  
 Book: \_\_\_\_\_ Page: \_\_\_\_\_  
 Date of Recording: \_\_\_\_\_  
 Notes: \_\_\_\_\_

7. 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

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Signature Sarah W. Lawrence, Trustee Capacity GRANTEE

Signature \_\_\_\_\_ Capacity \_\_\_\_\_

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 Print Name: Sarah W. Lawrence, Trustee  
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**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 Print Name: U.S. Deeds Escrow #: \_\_\_\_\_  
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