

DOUGLAS COUNTY, NV **2019-930745**
RPTT:\$1478.10 Rec:\$35.00
\$1,513.10 Pgs=4 **06/21/2019 11:01 AM**
TICOR TITLE - GARDNERVILLE
KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO:
Carol C. Eyre, Trustee, Trust A of the 1983 Living
Trust Agreement dated August 11, 1983, as amended

208 Rifle Peak Ct

Incline Village, NV 89451

MAIL TAX STATEMENTS TO:
Carol C. Eyre, Trustee, Trust A of the 1983 Living
Trust Agreement dated August 11, 1983, as amended
208 Rifle Peak Ct

Incline Village, NV 89451

Escrow No. 1902926-RLT

The undersigned hereby affirms that this document
submitted for recording does not contain the social
security number of any person or persons.
(Pursuant to NRS 239b.030)

APN No.: 1319-02-000-009
R.P.T.T. \$1,478.10

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Robert D. Lyells and Adrian L. Lyells, Trustees of The Lyells
Revocable Family Trust-2017

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant,
Bargain, Sell and Convey to Carol C. Eyre, Trustee, Trust A of the 1983 Living Trust Agreement dated
August 11, 1983, as amended

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

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

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

Robert D. Lyells and Adrian L. Lyells,
Trustees of The Lyells Revocable Family
Trust-2017

Robert D. Lyells
Robert D. Lyells, Trustee

Adrian L. Lyells TRUSTEE
Adrian L. Lyells, Trustee

STATE OF ~~NEVADA~~ Connecticut
COUNTY OF ~~DOUGLAS~~ Hartford } ss: Southington

This instrument was acknowledged before me on, June 18, 2019
by Robert D. Lyells and Adrian L. Lyells, Trustees of The Lyells Revocable Family Trust-2017

Anja Hoffmann
NOTARY PUBLIC

ANJA HOFFMANN
NOTARY PUBLIC
State of Connecticut
My Commission Expires Oct. 31, 2023

**EXHIBIT A
LEGAL DESCRIPTION**

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

PARCEL 1:

Adjusted Parcel 1D, as shown on the Record of Survey for Boundary Line Adjustment for Lonnie L. and Renae S. Perkins, Record of Survey Map No. 581754, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on June 27, 2003, as Document No. 581754, Official Records, being more particularly described as follows:

A parcel of land located within a portion of Section 2, Township 13 North, Range 19 East, Mount Diablo Meridian, more particularly described as follows:

Commencing at the South one-quarter corner of Section 2, Township 13 North, Range 19 East, M.D.M., a found 5/8" rebar and cap, PLS 3090 as shown on the Map of Division into Large Parcels for Little Mondeaux Limousin Corporation recorded September 8, 2000 in the Office of the Recorder, Douglas County, Nevada as Document No. 499064; thence along the South line of said Section 2, South 89°54'09" West 423.25 feet to the Southeast corner of Parcel 1D as shown on said Little Mondeaux Limousin Corporation map, a found 5/8" rebar with plastic cap, PLS 11172, the POINT OF BEGINNING; thence continuing along said South line of Section 2 and the South line of said Parcel 1D, South 89°54'09" West, 1534.61 feet to a found 5/8" rebar with plastic cap, PLS 11172 per said Little Mondeaux Limousin Corporation map; thence North 01°30'06" West 208.24 feet to a found 1" iron pipe, no tag; thence North 03°24'42" East, 328.24 feet to a point on the North line of said Parcel 1D; thence along said North line of Parcel 1D, North 79°27'52" East, 177.48 feet to a found 5/8" rebar with plastic cap, PLS 11172; thence continuing along said North line of Parcel 1D, North 89°35'37" East, 1342.00 feet to the Northeast corner of said Parcel 1D, a found 5/8" rebar with plastic cap, PLS 11172; thence along the East line of said Parcel 1D, South 00°24'23" East, 575.20 feet to the POINT OF BEGINNING, containing 20.00 acres, more or less.

PARCEL 2:

An easement for ingress and egress as set out in documents recorded November 16, 1992, in Book 1192, Pages 2544 and 2555, Document Nos. 293200 and 293201, and amended by document recorded June 25, 1993 in Book 693, Page 5808, Document No. 310886, and further amended by document recorded July 23, 1993 in Book 793, Page 4480, Document No. 313255.

The above metes and bounds description appeared previously in that certain Boundary Line Adjustment Grant, Bargain, Sale Deed recorded June 27, 2003 in Book 0603, Page 15755 as Document No. 909632, Douglas County, Nevada.

PARCEL 3:

A 50 foot Private Access Easement as imposed in Document recorded June 5, 2000 in Book 600,
Page 792, as Document No. 493383.

APN: 1319-02-000-009

Note: Document No. 909632 is provided pursuant to the requirements of Section 6.NRS 111.312.

COPY

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a. 1319-02-000-009
 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. a. Total Value/Sales Price of Property: \$ 379,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) \$ _____
 c. Transfer Tax Value \$ 379,000.00
 d. Real Property Transfer Tax Due: \$ 1,478.10

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

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 Robert D. Lyells Capacity Trustee/grantor
 Signature Adrian L. Lyells Capacity Trustee/grantor

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Robert D. Lyells and Adrian L. Lyells,
 Trustees of The Lyells Revocable Family Trust-
 2017
 Address: 476 Rockwood Dr
 City: Southington
 State: Zip: CT 06489

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Carol Eyre, Trustee et al
 ?
 Address: 208 Rifle Peak Ct
 City: Incline Village
 State: Zip: NV 89451

COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)
 Print Name: Ticor Title of Nevada, Inc. Escrow No.: 01902926-020-RLT
 Address: 1483 US Highway 395 N, Suite B
 City, State, Zip: Gardnerville, NV 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED