

DOUGLAS COUNTY, NV

2019-931595

RPTT:\$0.00 Rec:\$35.00

\$35.00 Pgs=5

07/11/2019 10:33 AM

ETRCO

KAREN ELLISON, RECORDER

E07

APN#: 1219-15-002-044

RPTT: \$0.00 #7

Recording Requested By:

Western Title Company

Escrow No.: 104558-KDJ

When Recorded Mail To:

Carson Nisley, Julie Nisley &

Karl Nisley

1079 Via Palma

San Lorenzo, CA 94580

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



Kayla Jacobsen

Escrow Officer

This document is being
recorded as an
accommodation only.

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,

Julie Nisley & Karl Nisley, wife and husband as joint tenants

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

Karl E. Nisley and Julie A. Nisley, Co-Trustees of The Nisley Living Trust as to an undivided 69% interest and Carson O. Nisley and Julie A. Nisley, Trustees of the Carson Nisley Trust dated October 23, 2018 as to an undivided 31% interest, all as tenants in common

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

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

All that certain lot, piece, parcel or portion of land situate, lying and being within the South 1/2 of Section 14, Township 12 North, Range 19 East, M.D.M. and more particularly described as follows:

A boundary line adjustment between Revised Parcel 2 and Revised Parcel 3 of the Parcel Map for Weyher Construction Co. filed for record in Book 779 at Page 604, as Document No. 34394, Official Records of Douglas County, Nevada and Revised Parcel 2 of the Parcel Map for Dorothy Colley and Diane Gordon filed for record in Book 1286 at Page 3238, as Document No. 147357, Official Records of Douglas County, Nevada and as shown on that Record of Survey for Dorothy Colley and Diane Gordon filed for record in Book 1286 at Page 3238, as Document No. 147357, Official Records of Douglas County, Nevada, and more particularly described as follows:

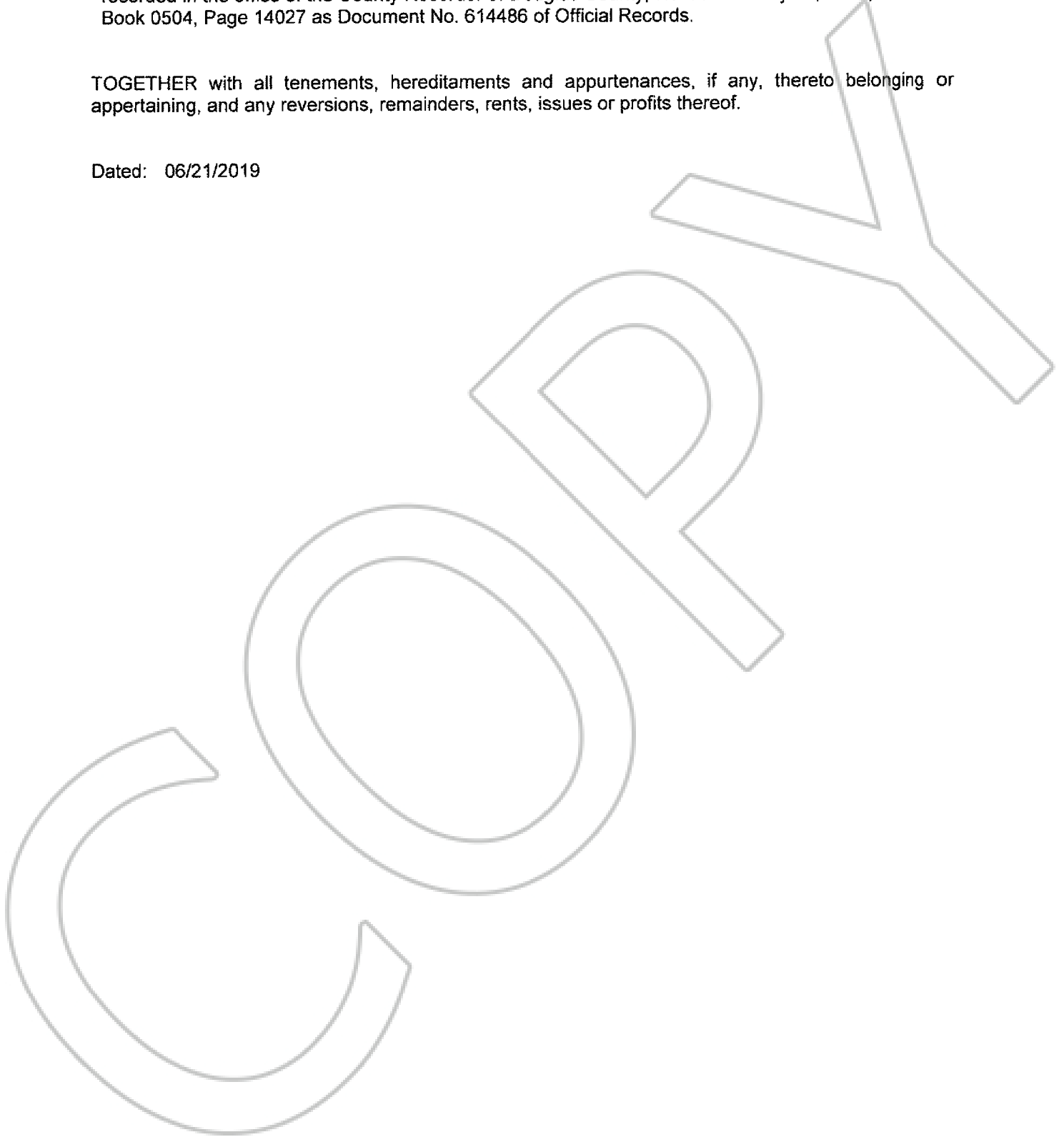
Commencing at the northeast corner of the Colley, Gordon Revised Parcel 2 as shown on aforesaid Record of Survey from which point the North 1/4 corner of aforesaid Section 14 bears North 41°31'44" East a distance of 3,356.53 feet; thence from aforesaid Northeast corner along the North line of said parcel South 64°00'25" West a distance of 459.68 feet to the TRUE POINT OF BEGINNING; thence leaving said North line South 25°59'35" East a distance of 143.10 feet; thence South 61°08'13" West a distance of 404.23 feet to a point on the Easterly right-of-way line of Foothill Road; thence along said right-of-way line through a curve whose radius bears North 52°31'23" East, 4,960.00 feet distant with a central angle of 02°19'45", an arc length of 201.62 feet and whose chord bears North 36°18'44" West a distance of 201.61 feet to the Northwest corner of Parcel 2 as shown on the aforesaid Parcel Map for Weyher Construction Co.; thence along the Northerly line thereof North 64°00'25" East a distance of 319.84 feet; thence South 38°58'10" East a distance of 35.92 feet; thence North 64°00'25" East a distance of 111.93 feet; to the TRUE POINT OF BEGINNING.

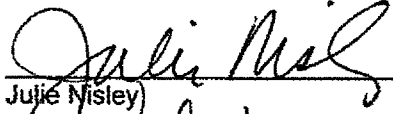
Reference is hereby made to that certain Record of Survey No. 2 Supporting a Boundary Line Adjustment for Dorothy Colley and Diane Gordon, filed for record in the office of the Douglas County Recorder, State of Nevada, on November 20, 1992, in Book 1192, Page 3651, as Document No. 293657, Official Records.

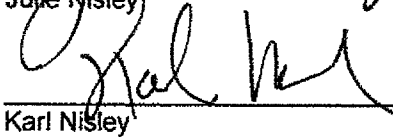
NOTE: The above metes and bounds description appeared previously in that certain Deed recorded in the office of the County Recorder of Douglas County, Nevada on May 27, 2004, in Book 0504, Page 14027 as Document No. 614486 of Official Records.

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

Dated: 06/21/2019




Julie Nisley


Karl Nisley

STATE OF _____ } ss

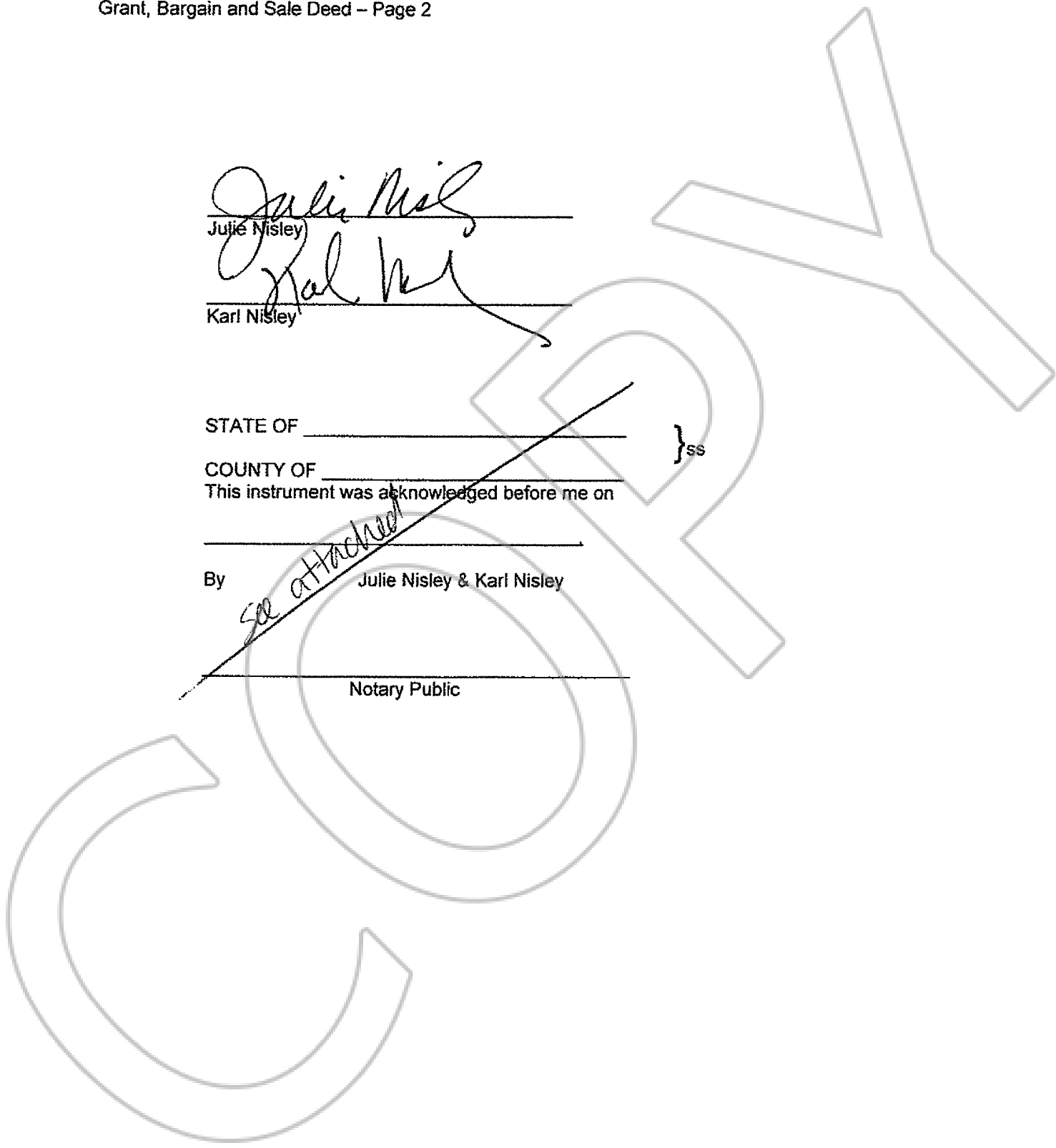
COUNTY OF _____ } ss

This instrument was acknowledged before me on

By Julie Nisley & Karl Nisley

Notary Public

see attached



California All-Purpose Certificate of Acknowledgment

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 California

County of Alameda

S.S.

On June 22, 2019 before me, Peter E. Peterson
Name of Notary Public, Title

personally appeared JULIE NISLEY, AND
Name of Signer (1)
KARL NISLEY
Name of Signer (2)

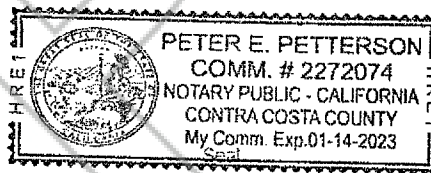
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s),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

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[Signature]

Signature of Notary Public



OPTIONAL INFORMATION

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of Grant
Bargain and Sale Deed
 containing 3 pages, and dated 06/22/2019

The signer(s) capacity or authority is/are as:

- Individual(s)
- Attorney-in-fact
- Corporate Officer(s) _____
Titles(s)
- Guardian/Conservator
- Partner - Limited/General
- Trustee(s)
- Other: _____

representing: _____
(Name(s) of Person(s) Entitled Signer(s) Representing)

Additional Information

Method of Signer Identification

Proved to me on the basis of satisfactory evidence:
 form(s) of identification credible witness(es)

Notarial event is detailed in notary journal on:

Page # _____ Entry # _____

Notary contact: _____

Other

Additional Signer Signer(s) Thumbprints(s)

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)
a) 1219-15-002-044

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
 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: Deeding into trust without consideration

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 [Signature] Capacity Escrow
 Signature _____ Capacity _____

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

Print Name: Julie Nisley & Karl Nisley
 Address: 1079 Via Palma
 City: San Lorenzo
 State: CA Zip: 94580

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

Print Name: The Nisley Living Trust and the Carson Nisley Trust dated October 23, 2018
 Address: 1079 Via Palma
 City: San Lorenzo
 State: CA Zip: 94580

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: eTRCo, LLC. On behalf of Western Title Company
 Address: Carson Office
2310 S. Carson St, Suite 5A
 City/State/Zip: Carson City, NV 89701

Esc. #: 104558-KDJ

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