

APN# 1418-34-401-006



Recording Requested by/Mail to:

Name: Carol Nan Mehrtens

KAREN ELLISON, RECORDER

E03

Address: PO BOX 12219

City/State/Zip: Zephyr Cove, NV 89448

Mail Tax Statements to:

Carol Nan Mehrtens

Name:

Address: PO BOX 12219

City/State/Zip: Zephyr Cove, NV 89448

~~DESCRIPTION~~

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 # 2015-860520, and is correcting adding to the legal description for parcel 3

APN: 1418-34-401-006
1418-34-401-007
1418-34-401-008



KAREN ELLISON, RECORDER

E07

AFTER RECORDING RETURN TO:

AVANSINO, MELARKEY, KNOBEL
MULLIGAN & McKENZIE
4795 Caughlin Pkwy. Suite 100
Reno, Nevada 89519

**GRANTEES' ADDRESS IS &
MAIL TAX STATEMENTS TO:**

Carol Nan Mehrtens, Trustee
Wayn L. Prim 2003 Irrevocable Trust
P.O. Box 12219
Zephyr Cove, Nevada 89448

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).

GRANT BARGAIN AND DEED

THIS GRANT BARGAIN AND DEED is entered into March 31, 2015, between CAROL NAN MEHRTENS, Trustee of the CAROL NAN MEHRTENS TRUST, dated October 11, 1994, Grantor, and CAROL NAN MEHRTENS, Trustee of the WAYNE L. PRIM JR. 2003 IRREVOCABLE TRUST dated June 27, 2003, Grantee.

FOR VALUABLE CONSIDERATION, Grantor, does hereby grant, bargain and sell to Grantee, twenty four percent (24%) of Grantor's right, title and interest in and to that certain real property situate in the County of Douglas, State of Nevada, and more particularly described as follows:

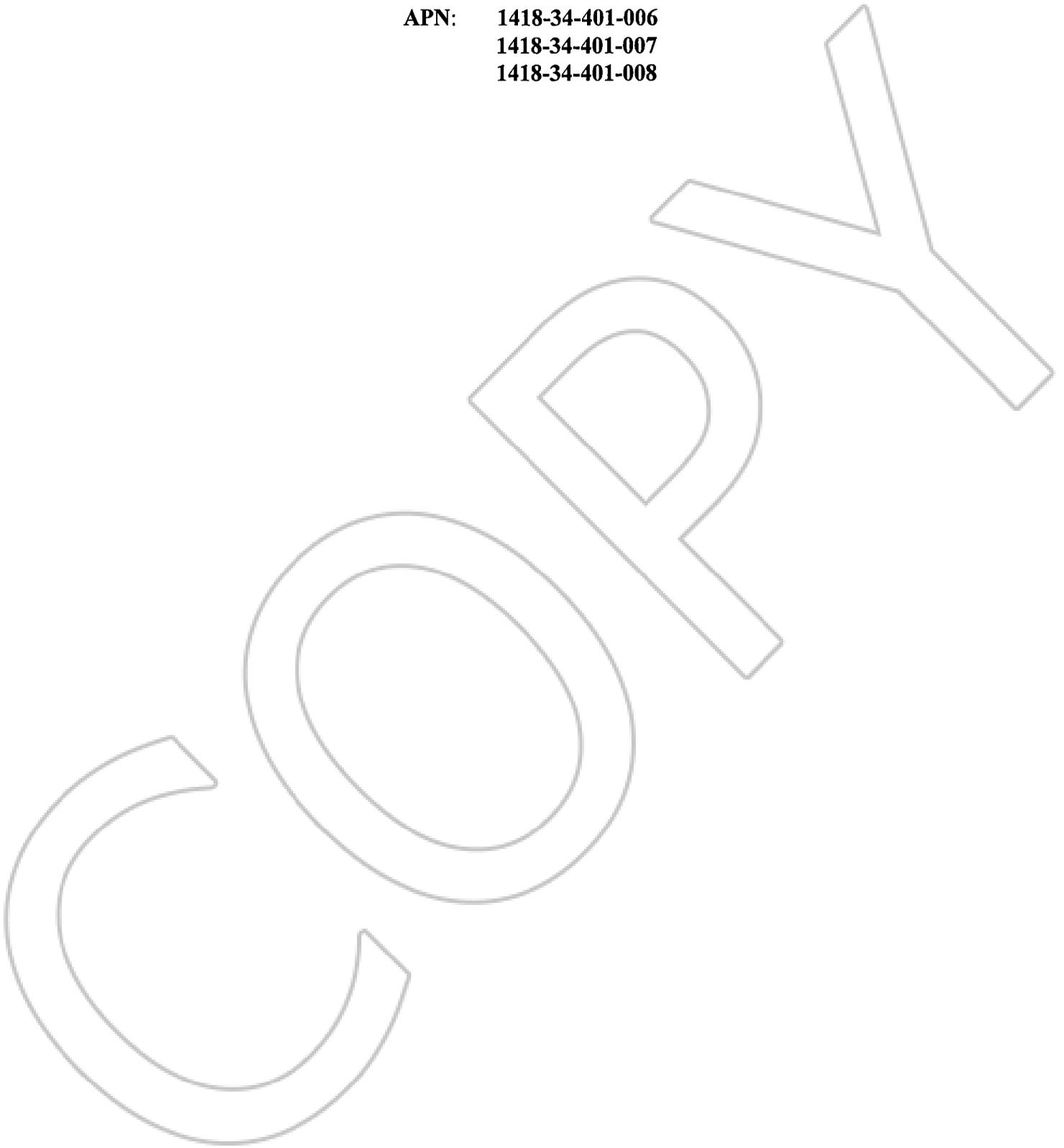
See Exhibit "A" attached hereto and incorporated herein.

TOGETHER WITH the tenements, hereditaments and appurtenances thereunto belonging or appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; together with all water rights, appurtenant thereto or used in connection therewith.

TO HAVE AND TO HOLD with all the appurtenances, unto the Grantee, and to their successors.

EXHIBIT A

**APN: 1418-34-401-006
1418-34-401-007
1418-34-401-008**



DESCRIPTION SHEET

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, DESCRIBED AS FOLLOWS:

PARCEL 1:

That portion of the Southwest Quarter of Section 34, Township 14 North, Range 18 East, M.D.B. & M., in the County of Douglas, State of Nevada, that is particularly described as follows:

COMMENCING at the South Quarter Section corner of said Section 34; thence North $23^{\circ}05'20''$ West (recorded as North $23^{\circ}05'07''$ West, a distance of 595.03 feet), a distance of 594.93 feet, to a point on the Westerly right-of-way line of U. S. Highway 50, at the North-easterly corner of the property conveyed to Ellen Eccles Harrison by Deed recorded September 1, 1960 in Book 3 of Official Records at Page 499, Douglas County, Nevada Records; thence North $89^{\circ}56'12''$ West along the North line of said Harrison property, a distance of 512.48 feet to a point in the centerline of a 20.0 foot wide roadway right-of-way as described in Book 9 of Official Records at Page 225, Douglas County, Nevada Records, the TRUE POINT OF BEGINNING; thence from the TRUE POINT OF BEGINNING North $89^{\circ}56'12''$ West along the North line of said Harrison property, a distance of 89.19 feet, to a point on the meander line of Lake Tahoe, being the North-westerly corner of said Harrison property; thence North $38^{\circ}24'15''$ East along said meander line, a distance of 22.47 feet to an angle point; thence continuing along said meander line North $19^{\circ}47'12''$ West, a distance of 95.86 feet; thence South $85^{\circ}56'12''$ East, a distance of 313.49 feet to a point in the centerline of a 20.0 foot wide roadway right-of-way as described in Book 9 of Official Records at Pages 224, 225 and 226, Douglas County, Nevada Records; thence along the centerline of said roadway South $47^{\circ}23'50''$ West, a distance of 114.00 feet to an angle point; thence South $76^{\circ}00'00''$ West along said centerline, a distance of 125.30 feet to the TRUE POINT OF BEGINNING.

Said parcel also shown as Parcel 2A on the Record of Survey recorded December 22, 1971 in Book 94 of Official Records, at Page 614, Douglas County, Nevada.

Assessment Parcel No. 03-210-04

Together with the right to use in common with others so entitled that right-of-way described in Document dated May 2, 1957, recorded in the office of the Recorder of Douglas County, Nevada on May 7, 1957 in Book C-1 of Deeds, at Page 371 and as described in Book 9 of Official Records, at Pages 224, 225, 226 and 227, Douglas County, Nevada Records, for the purpose of ingress and egress to and from the above described parcel of real property.

PARCEL 2:

That portion of the Southwest quarter of Section 34, Township 14 North, Range 18 East, M.D.B. & M., in the County of Douglas, State of Nevada, that is particularly described as follows:

COMMENCING at the South quarter Section corner of said Section 34; thence North 23°05.'20" West (recorded as North 23°05'07" West, a distance of 595.03 feet), a distance of 594.93 feet, to a point on the Westerly right-of-way line of U. S. Highway 50, at the Northeasterly corner of the property conveyed to Ellen Eccles Harrison by deed recorded September 1, 1960 in Book 3 of Official Records at Page 499, Douglas County, Nevada Records; thence North 89°56'12" West along the North line of said Harrison property, a distance of 171.80 feet; to the TRUE POINT OF BEGINNING; thence from the TRUE POINT OF BEGINNING and continuing along the North line of said Harrison property North 89°56'12" West, a distance of 340.68 feet to a point in the centerline of a 20.0 foot wide roadway right-of-way as described in Book 9 of Official Records at Page 225, Douglas County, Nevada Records; thence along said roadway centerline North 76°00'00" East, a distance of 125.30 feet to an angle point; thence continuing along said centerline North 47°23'50" East, a distance of 114.00 feet to a point in the centerline of the roadway right-of-way as described in Book 9 of Official Records at Pages 224 and 226, Douglas County, Nevada Records; thence South 89°56'12" East along said centerline, a distance of 135.00 feet; thence South 00°03'48" West, a distance of 107.79 feet to the TRUE POINT OF BEGINNING.

Assessor's Parcel No. 03-210-05

TOGETHER WITH the right to use, in common with others so entitled, that right-of-way described in document dated May 2, 1957, recorded in the office of the Recorder of Douglas County, Nevada on May 7, 1957 in Book C-1 of Deeds, Page 371 and as described in Book 9 of Official Records at Pages 224, 225, 226 and 227, Douglas County, Nevada Records for the purpose of ingress and egress to and from the above described parcel of real property.

PARCEL 3:

That portion of the Southwest quarter of Section 34, Township 14 North, Range 18 East, M.D.B. & M., in the County of Douglas, State of Nevada, that is particularly described as follows:

COMMENCING at the South quarter Section corner of said Section 34; thence North 23°05'20" West (recorded as North 23°05'07" West, a distance of 595.03 feet), a distance of 594.93 feet, to a point on the Westerly right-of-way line of U. S. Highway 50, at the Northeasterly corner of the property conveyed to Ellen Eccles Harrison by deed recorded September 1, 1960 in Book 3 of Official Records at Page 499, Douglas County, Nevada Records, the TRUE POINT OF BEGINNING; thence from the TRUE POINT OF BEGINNING North 89°56'12" West along the North line of said Harrison property, a distance of 171.80 feet; thence North 00°03'48" East, a distance 107.79 feet to a point in the centerline of a 20.0' foot wide roadway right-of-way as described in Book 9 of Official Records at Pages 224 and 226, Douglas County, Nevada Records; thence South 89°56'12" East along said right-of-way centerline, a distance of 150.00 feet to a point in the Westerly right-of-way line of U. S. Highway 50; thence South 11°22'15" East along said Westerly right-of-way line, a distance of 109.97 feet to the TRUE POINT OF BEGINNING.

Assessor's Parcel No. 03-210-06

TOGETHER WITH the right to use, in common with others so entitled, that right-of-way described in document dated May 2, 1957, recorded in the office of the Recorder of Douglas County, Nevada on May 7, 1957 in Book C-1 of Deeds, Page 371 and as described in Book 9 of Official Records at Pages 224, 225, 226 and 227, Douglas County, Nevada Records for the purpose of ingress and egress to and from the above described parcel of real property.

July 23, 2019
18282

DESCRIPTION

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

All that portion of Parcel 3 per that Grant, Bargain and Deed, filed for record on April 17, 2015 as Document Number 2015-860520, per the Official Records of Douglas County, Nevada more particularly described as follows:

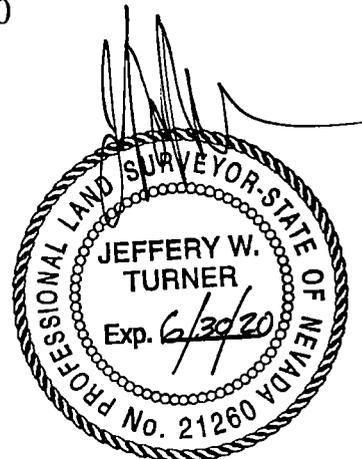
Beginning at a Point along the West line of a 15 foot strip per that Water Line Easement Deed, filed for record on July 17, 1996 in Book 796 at Page 2702, said Point bears North $89^{\circ}56'12''$ West 15.30 feet and South $11^{\circ}22'15''$ East 45.15 feet from the Northeast corner of said Parcel 3 per Document Number 2015-860520,

thence along said West line of a 15' strip per Book 796 at Page 2702 South $11^{\circ}22'15''$ East 10.00 feet;
thence leaving said West line of a 15' strip per Book 796 at Page 2702 South $78^{\circ}37'45''$ West 9.08 feet;
thence North $11^{\circ}22'15''$ West 10.00 feet;
thence North $78^{\circ}37'45''$ East 9.08 feet to the Point of Beginning.

Containing 91 Square Feet, more or less.

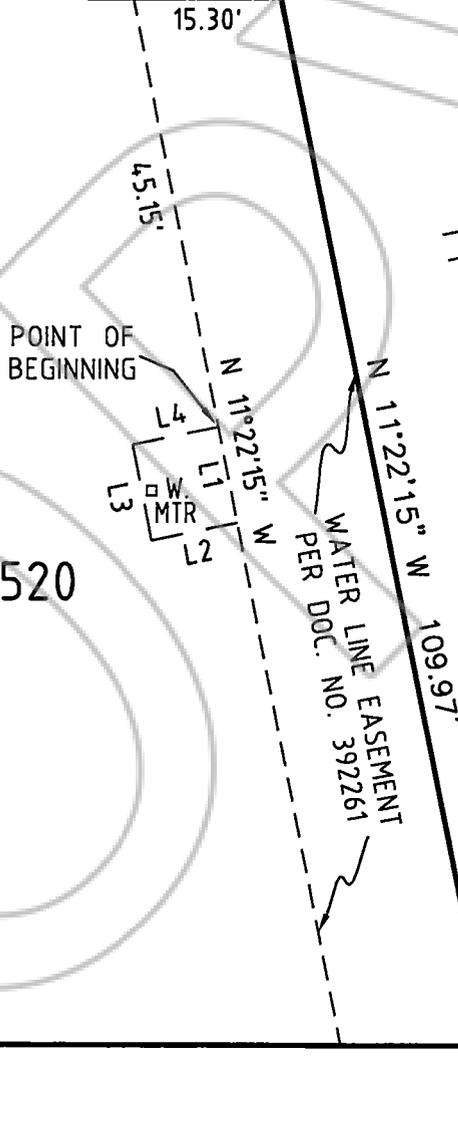
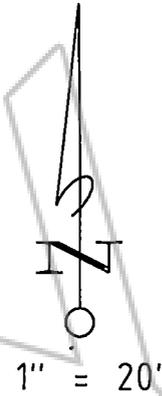
The Basis of Bearing for this description is that Parcel 3 described in that Grant, Bargain and Deed, Document Number 2015-860520

Prepared by: Turner & Associates, Inc.
Land Surveying
P.O. Box 5067
Stateline, NV 89449



DATE 7/2019 JOB No. 18282
 PROJECT EASEMENT EXHIBIT
 BY SW PAGE 1 OF 1
 35 MEHRTENS RD., DOUGLAS CO., NV
 A.P.N. 1418-34-401-006

N 89°56'12" W 150.00'



PARCEL 3 PER
 DOC. NO. 2015-860520



[Handwritten signature]

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 11°22'15" W	10.00'
L2	N 78°37'45" E	9.08'
L3	N 11°22'15" W	10.00'
L4	N 78°37'45" E	9.08'



TURNER & ASSOCIATES, INC.

LAND SURVEYING
 (775) 588-5658
 308 DORLA COURT, SUITE 203
 ROUND HILL, NEVADA
 P.O. BOX 5067 - STATILINE, NEVADA 89449
 PROJECT FILE 18282

**STATE OF NEVADA
DECLARATION OF VALUE**

FOR RECORDERS OPTIONAL USE ONLY
 Document/Instrument#: _____
 Book: _____ Page: _____
 Date of Recording: _____
 Notes: _____

- 1. Assessor Parcel Number (s)**
 (a) 1418-34-401-006
 (b) 1418-34-401-007
 (c) 1418-34-401-008
 (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

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: 3
 b. Explain Reason for Exemption: ReRecording Document # 2015-860520 to add to the legal description for parcel 3

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 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 Judith Merric Capacity Agent
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION

(REQUIRED)
 Print Name: Carol Nan Mehrtens
 Address: PO Box 12219
 City: Lephyr Cove
 State: NV Zip: 89448

BUYER (GRANTEE) INFORMATION

(REQUIRED)
 Print Name: Carol Nan Mehrtens
 Address: same
 City: _____
 State: _____ Zip: _____

* Trustee of Carol Nan Mehrtens Trust dtd October 11, 1994

* Trustee Wayne L. Prim Jr 2003 Irrevocable Trust dtd 6/27/03

COMPANY/PERSON REQUESTING RECORDING (REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: _____ Escrow # _____
 Address: _____
 City: _____ State: _____ Zip: _____