

APN# 1320-33-401-010



KAREN ELLISON, RECORDER E03

Recording Requested by/Mail to:

Name: LOUISE MARIE MANOUKIAN

Address: 1155 AUTUMN HILLS ROAD

City/State/Zip: GARDNERVILLE NV 89460

Mail Tax Statements to:

Name: LOUISE MARIE MANOUKIAN

Address: 1155 AUTUMN HILLS ROAD

City/State/Zip: GARDNERVILLE NV 89460

GRANT, BARGIAN AND SALE 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)

Louise Marie Manoukian, Trustee

Signature

Louise Marie Manoukian

Printed Name

This document is being (re-)recorded to correct document # 2019-930564, and is correcting
THE LEGAL DESCRIPTION AND APN

A.P.N.: 1320-33-401-010 & 1320-32-802-003
File No: ()
R.P.T.T.: \$0 #7



KAREN ELLISON, RECORDER

E07

When Recorded Mail To: Mail Tax Statements To:
Jackie Manoukian
1466 Hwy 395 N
Gardnerville, NV 89410

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Louise Marie Manoukian Successor Trustee of the Noel Edwin Manoukian and Louise Marie Manoukian 1994 Family Trust dated November 10, 1994

do(es) hereby *GRANT, BARGAIN and SELL* to

Jacqueline M. Manoukian, an unmarried woman

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

See Exhibit "A" attached hereto and made a part hereof

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

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.

Date: 6-18-2019

Louise Marie Manoukian, Trustee
Louise Marie Manoukian, successor trustee

STATE OF **Nevada**)
) : **ss.**
COUNTY OF **Douglas**)

This instrument was acknowledged before me on 6-18-19 by **Louise Marie Manoukian Successor Trustee.**

Mary Kelsh
Notary Public
(My commission expires:) 11-6-22



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **5-16-2019** under Escrow No. .

EXHIBIT "A"

PARCEL 11: A parcel of land situated in the Town of Gardnerville, County of Douglas, State of Nevada, being a portion of the Southeast 1/4 of Section 32 and the Southwest 1/4 of Section 33, Township 13 North, Range 20 East, M.D.B.&M., more particularly described as follows, to-wit:

BEGINNING at a point on the Southwest side of Main Street (U.S. Highway 395), 589 feet Northwest from the Northwest intersection of School Street (Gilman Avenue) and Main Street, in the Town of Gardnerville, County of Douglas, State of Nevada; said point of beginning being further described as the most northerly corner of the land conveyed to Fred H. Dangberg, et al., by instrument recorded January 28, 1975, in Book 175, Page 1416, Document No. 77916, Official Records of Douglas County, Nevada; thence running at right angles to said Main Street in a Southwesterly direction, a distance of 200 feet more or less to a point; thence at right angles in a Northwesterly direction, a distance of 150 feet more or less to the Southwesterly side of High School Street (Jackson Street); thence at right angles in a Northeasterly direction, a distance of 200 feet more or less to the Southwest side of Main Street; thence at right angles in a Southeasterly direction along said Main Street, a distance of 190 feet more or less to the Point of Beginning.

APN's 1320-33-401-010
1320-32-802-003

Legal description taken from
Doc # 472979

EXHIBIT 'A'

A parcel of land situated in the Town of Gardnerville, County of Douglas, State of Nevada, being a portion of the Southeast 1/4 of Section 32 and the Southwest 1/4 of Section 33, Township 13, North, Range 20 East, M.D.B. & M., more particularly described as follows, to-wit:

Parcel A as shown on the parcel map for NOEL MANOUKIAN recorded in the office of the County Recorder, Douglas County, Nevada on March 3, 1989, Book 389, Page 334, as Document No. 197455.

APN 1320-33-401-010

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 1320-33-401-010
 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	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a) Total Value/Sales Price of Property: \$0
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$0
 d) Real Property Transfer Tax Due \$0

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: 7 3(a)
 b. Explain reason for exemption: transfer from trust
re-recording to correct legal description and APN; 1
 5. Partial Interest: Percentage being transferred: 100 % Doc # 930565

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: *Louise Marie Manoukian* Capacity: Trustee
 Signature: _____ Capacity: _____

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

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

Print Name: Louise Marie Manoukian Trustee
 Address: 1466 Hwy 395 N
 City: Gardnerville
 State: 89410 Zip: 89410

Print Name: Jacqueline M. Manoukian
 Address: 1466 Hwy 395 N
 City: Gardnerville
 State: _____ Zip: _____

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

Print Name: _____ File Number: /
 Address _____
 City: _____ State: _____ Zip: _____

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