

DOUGLAS COUNTY, NV

2019-934485

RPTT:\$0.00 Rec:\$35.00

\$35.00 Pgs=4

08/29/2019 02:42 PM

FIRST AMERICAN TITLE MINDEN

KAREN ELLISON, RECORDER

A.P.N.: 1320-33-402-056
File No: 143-2567733 (mk)
R.P.T.T.: \$0 #5

When Recorded Mail To: Mail Tax Statements To:

Pensco Trust Co.
PO BOX 173859
Denver CO 80217

GRANT, BARGAIN and SALE DEED

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

Ronald A. Charlin, a married man as to an undivided 50% interest and PENSICO Trust Company FBO Donna Charlin as to an undivided 50% interest

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

Ronald A. Charlin and Donna M. Charlin, as to an undivided 50% interest and PENSICO Trust Company LLC., as Custodian FBO Donna M. Charlin IRA, as to an undivided 50% interest

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

A PARCEL OF LAND LOCATED WITHIN A PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 (SESW) OF SECTION 33, TOWNSHIP 13 NORTH, RANGE 20 EAST, MOUNT DIABLO MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF PARCEL 2 AS SHOWN ON THE PARCEL MAP FOR DANIEL T. MARTIN, EDWARD C. MARTIN SR. AND EDWARD C. MARTIN JR., RECORDED AS DOCUMENT NO. 16690, JANUARY 13, 1978 IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA A ONE HALF INCH (1/2") IRON PIPE; THENCE SOUTH 89° 46' 00" WEST, 293.70 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89° 46' 00" WEST, 106.30 FEET; THENCE NORTH 40° 25' 00" WEST, 61.20 FEET; THENCE NORTH 42° 19' 00" EAST, 80.51 FEET TO THE INTERSECTION OF AN EXISTING FENCE; THENCE ALONG SAID FENCE THE FOLLOWING COURSES: SOUTH 48° 51' 51" EAST, 32.94 FEET; SOUTH 55° 47' 27" EAST, 24.08 FEET; SOUTH 89° 19' 21" EAST, 24.15 FEET; THENCE NORTH 83° 36' 39" EAST, 34.64 FEET; THENCE SOUTH 08° 51' 43" WEST, 74.95 FEET TO THE POINT OF BEGINNING.

SAID PREMISES MORE FULLY SHOWN AS ADJUSTED PARCEL 1 ON THAT CERTAIN RECORD OF SURVEY RECORDED DECEMBER 07, 1993 IN BOOK 1293, PAGE 1301, AS DOCUMENT NO. 324362.

This document was executed
in counter-part and
shall be deemed as one.

NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION PREVIOUSLY APPEARED IN THAT CERTAIN DOCUMENT RECORDED SEPTEMBER 19, 2014, BOOK 914, PAGE 3407 AS INSTRUMENT NO. 849615 OF OFFICIAL RECORDS, DOUGLAS COUNTY, NEVADA.

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.

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.

Date: 06/21/2019

COPY

Ronald A. Charlin

Ronald A. Charlin

STATE OF Colorado)

ss.

COUNTY OF Arapahoe)

This instrument was acknowledged before me on July 31, 2019 by
Ronald A. Charlin

Meredith R. Castillo
Notary Public

(My commission expires: Nov 14, 2019)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **June 21, 2019** under Escrow No. **143-2567733**.

MEREDITH R CASTILLO
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20114067827
MY COMMISSION EXPIRES NOVEMBER 14, 2019

PENSCO Trust Company

[Handwritten signature]

By: _____
Name: PENSCO Trust Company, LLC
Title: Authorized Signer By: Jessica Theisen
Title: Authorized Signatory

STATE OF Colorado)
COUNTY OF Denver) **ss.**

This instrument was acknowledged before me on August 14, 2019 by
Jessica Theisen, authorized signer

Emily Osborne
Notary Public,
(My commission expires: 10/9/22)

EMILY OSBORNE
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20144035178
MY COMMISSION EXPIRES OCTOBER 09, 2022

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **June 21, 2019** under Escrow No. **143-2567733**.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1320-33-402-056
- 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: #5

b. Explain reason for exemption: Adding spouse for no consideration

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: [Signature]

Capacity: Agent

Signature: _____

Capacity: _____

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

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

Print Name: Ronald A. Charlin & PENSCO Trust Company

Print Name: Ronald A. Charlin, Donna M. Charlin & PENSCO Trust Company

Address: PO Box 173859

Address: 1437 W. Briarwood Ave

City: Denver

City: Littleton

State: CO Zip: 80217

State: CO Zip: 80120

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

Print Name: First American Title Insurance Company

File Number: 143-2567733 mk/ et

Address: 1663 US Highway 395, Suite 101

City: Minden

State: NV Zip: 89423

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