

APN: 1220-04-002-004



KAREN ELLISON, RECORDER

E07

**When Recorded Mail to:**  
ALLING & JILLSON, LTD..  
Post Office Box 3390  
Lake Tahoe, NV 89449

**Send Tax Statements To:**  
Bonnie Park  
1280 Centerville Lane  
Gardnerville, NV 89410

## Grant, Bargain and Sell Deed

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Bonnie Park, f/k/a Bonnie K. Burr, Trustee under The Bonnie Park Burr Trust Agreement, dated August 17, 2004, and Margaret J. Cox, individually, do hereby grant, bargain, sale and convey to Bonnie Park, Trustee, or any successors in trust under The Bonnie Park Trust Agreement dated August 17, 2004, all right, title and interest in the real property located at 1280 Centerville Lane, Gardnerville, Nevada, in Douglas County, Nevada, more particularly described as follows:

Parcel 2:

ALL THAT CERTAIN PIECE OR PARCEL OF LAND BEING THE NORTHWEST 1/4 of the SOUTHWEST 1/4 of Section 4, Township 12 North, Range 20 East, M.D.B. & M., situate in the County of Douglas, State of Nevada, that is described as follows:

Beginning at a point near a fence corner on the Southwesterly side of Nevada Federal Aid Secondary Highway Route 756, said point being northerly a distance of 594 feet, more or less, from the north bank of the Carson River; said point further described as being North 1°33'30" West a distance of 391.42 feet from the West quarter-section corner of the above-described Section 4; thence South 49°27' East along the Southwesterly right of way line for said Highway a distance of 1128.64 feet to a fence corner; thence South 42°35'19" East along a fence line a distance of 71.59 feet to a point near a fence corner, the true point of beginning; which true point of beginning is 30 feet southwesterly of, measured at right angles, from the surveyed centerline of the above-described Highway; thence from a tangent which bears South 44°59' East,

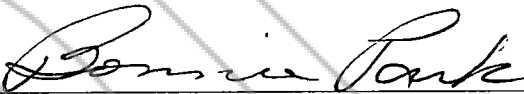
curving to the right along a fence line along the Southwesterly right of way line for said Highway with a radius of 1170 feet through an angle of 21°28' an arc distance of 438.36 feet, more or less, to a fence corner on the north bank of the Carson River; thence Westerly along the north bank of the Carson River a distance of 565.5 feet, more or less; to a point; thence North 43°24' East a distance of 465.42 feet, more or less, to the true point of beginning, said parcel of land containing an area of 2.36 acres, more or less, and all of the same situate in Douglas County, Nevada.

TOGETHER WITH all tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Pursuant to NRS 239B.030(4), I affirm that this instrument does not contain the personal information of any person.

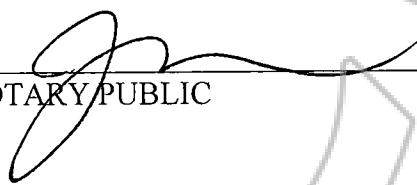
Pursuant NRS 111.312, this legal description was previously recorded at Document No. 0624394 on September 17, 2004.

DATED this 27<sup>th</sup> day of August, 2019.

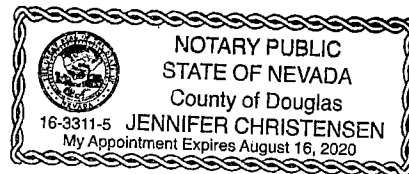
  
\_\_\_\_\_  
Bonnie Park

STATE OF NEVADA            )  
  : ss.  
COUNTY OF DOUGLAS        )

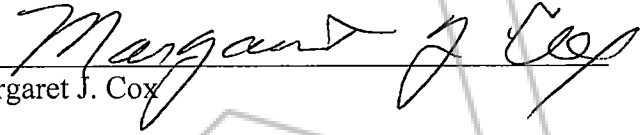
This instrument was acknowledged before me on the 27<sup>th</sup> day of August, 2019, by Bonnie Park.

  
\_\_\_\_\_  
NOTARY PUBLIC

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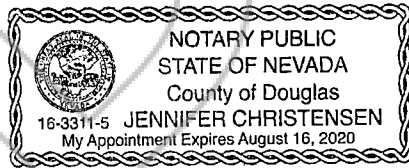
DATED this 27<sup>th</sup> day of August, 2019.

  
Margaret J. Cox

STATE OF NEVADA        )  
                                  : ss.  
COUNTY OF DOUGLAS    )

This instrument was acknowledged before me on the 27<sup>th</sup> day of August, 2019 by Margaret J. Cox.

  
NOTARY PUBLIC



STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) 1220-04-002-004  
 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'/Ind'l  
 g)  Agricultural h)  Mobile Home  
 i)  Other \_\_\_\_\_

FOR RECORDERS OPTIONAL USE ONLY	
BOOK _____	PAGE _____
DATE OF RECORDING: <u>9/14/19</u>	
NOTES: <u>Verified both trust</u> <u>AB</u>	

3. Total Value/Sales Price of Property: \$ \$0.00  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
 Transfer Tax Value: \$ \_\_\_\_\_  
 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: A transfer of title to a trust without consideration  
Certificates of trust are attached

5. Partial Interest: Percentage being transferred: 100.0%

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 [Signature] Capacity Agent

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

Print Name: Margaret J. Cox and Bonnie Park f/k/a Bonnie K Bump  
 Address: 1280 Centerville Lane Trustee  
 City: Gardnerville,  
 State: NV Zip: 89410

Print Name: Bonnie Park, Trustee of The Bonnie Park Trust Agreement  
 Address: 1280 Centerivlle Lane dated 8/17/04  
 City: Gardnerville  
 State: NV Zip: 89410

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: James R. Hales Escrow # \_\_\_\_\_  
 Address: PO Box 3390  
 City: Stateline State: NV Zip: 89449

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