

APN: 1420-26-301-007
Recording Requested and Mail To:



JENNIFER MAHE, ESQ.
MAHE LAW, LTD.
707 N. Minnesota Street, Suite D
Carson City, NV 89703

KAREN ELLISON, RECORDER

E07

Affiant's Address/Mail Tax Statements To:

Larry Allen Brusse and Janet Quale Brusse, Trustees
44 Pinon Drive
Wellington, NV 89444

The party executing this document hereby affirms that this document submitted for recording does not contain the social security number of any person or persons pursuant to NRS 239B.230.

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made on 8/23, 2019, by and between LARRY ALLEN BRUSSE and JANET QUALE BRUSSE, husband and wife as joint tenants with right of survivorship, Grantors, and LARRY ALLEN BRUSSE and JANET QUALE BRUSSE, as Trustees of the LARRY ALLEN BRUSSE AND JANET QUALE BRUSSE REVOCABLE LIVING TRUST, dated October 30, 2009, Grantees,

WITNESSETH:

That the Grantors, in consideration of the sum of Ten and No/100 Dollars (\$10.00), lawful money of the United States, and other good and valuable consideration to in hand paid by the Grantees, the receipt whereof is hereby acknowledged, does by these presents grant, bargain, and sell to the Grantees, and to its successors and assigns, all that certain lot, piece, or parcel of land situated in the County of Douglas, State of Nevada, and more particularly described as follows:

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PARCEL 1

Township 14 North, Range 20 East, M.D.B.&M.:
Section 26: N 1/2 of W 1/2 of E 1/2 of NE 1/4 of SW 1/4

PARCEL 2

A non-exclusive right of ingress and egress along a piece of land described as follows: Commencing at the Southwest corner of said Section 26; thence North 89°57' East along the South line of said Section 26, a distance of 1955 feet to the True Point of Beginning; thence North 0°05' West a distance of 2172 feet; thence North 89°57' East a distance of 25 feet; thence South 0°05' East a distance of 2172 feet; thence South 89°57' West a distance of 25 feet to the point of beginning.

A portion of the above described easement has been abandoned by Abandonment of Easement and Quitclaim Deed, filed for record in the office of the Douglas County Recorder, State of Nevada, on May 17, 2019 as Document No. 2019-929164, Official Records.

PARCEL 3:

A non-exclusive easement for ingress and egress as described in Grant of Easement, filed for record in the office of the Douglas County Recorder, State of Nevada, on May 17, 2019 as Document No. 2019-929163, Official Records.

Assessor's Parcel Number(s):
1420-26-301-007

Pursuant to NRS 111.312(6) this legal description was previously recorded with the Douglas County Recorder's Office on May 21, 2019, as Document No. 2019-929341.

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

TO HAVE AND TO HOLD all and singular the premises, together with the appurtenances, unto the said Grantee and to its successors and assigns forever.

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IN WITNESS WHEREOF, the Grantor has executed this conveyance the day and year

first above written.

Larry Allen Brusse
LARRY ALLEN BRUSSE

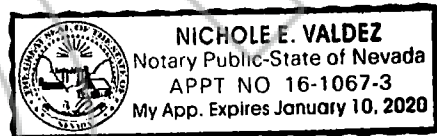
Janet Quale Brusse
JANET QUALE BRUSSE

STATE OF NEVADA)
 : ss.
CARSON CITY)

On August 23, 2019, personally appeared before me, a notary public, LARRY ALLEN BRUSSE, personally known (or proved) to me to be the persons whose name is subscribed to the foregoing instrument, who acknowledged to me that he executed the foregoing Grant, Bargain and Sale Deed.

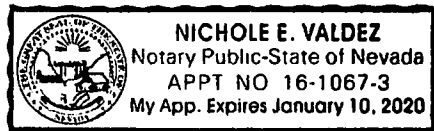
Nichole Valdez
NOTARY PUBLIC

STATE OF NEVADA)
 : ss.
CARSON CITY)



On August 23, 2019, personally appeared before me, a notary public, JANET QUALE BRUSSE, personally known (or proved) to me to be the persons whose name is subscribed to the foregoing instrument, who acknowledged to me that she executed the foregoing Grant, Bargain and Sale Deed.

Nichole Valdez
NOTARY PUBLIC



STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1420-26-301-007
 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 ONLY	
BOOK _____	PAGE _____
DATE OF RECORDING: <u>9/13/19</u>	
NOTES: <u>Verified Trust with B</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.
Certificate of Trust is provided herewith.

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 Janet Quale Brusse Capacity _____ Grantor

Signature Larry A Brusse Capacity _____ Grantee

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

Larry Allen Brusse and Janet Quale Brusse
 Print Name: _____
 Address: 44 Pinon Drive
 City: Wellington
 State: Nevada Zip: 89444

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

Larry Allen Brusse and Janet Quale Brusse, Ttees
 Print Name: _____
 Address: 44 Pinon Drive
 City: Wellington
 State: Nevada Zip: 89444

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Jennifer Mahe, Esq. Escrow # _____
 Address: 707 N. Minnesota Street, Suite D
 City: Carson City State: NV Zip: 89703

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