

DOUGLAS COUNTY, NV
RPTT:\$1404.00 Rec:\$35.00
\$1,439.00 Pgs=3
TICOR TITLE - GARDNERVILLE
KAREN ELLISON, RECORDER

2019-935141

09/13/2019 01:20 PM

WHEN RECORDED MAIL TO:
Karen L. Turner, Trustee of the Karen L. Turner Trust,
Dated May 15, 2019
1389 US Hwy S
Gardnerville, NV 89410

MAIL TAX STATEMENTS TO:
Karen L. Turner, Trustee of the Karen L. Turner Trust,
Dated May 15, 2019
Same as above

Escrow No. 1904960-RLT

The undersigned hereby affirms that this document
submitted for recording does not contain the social
security number of any person or persons.
(Pursuant to NRS 239b.030)

APN No.: 1320-32-111-030
R.P.T.T. \$1,404.00

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Jacqueline Basagoitia, A married woman, as her sole and separate property

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Karen L. Turner, Trustee of the Karen L. Turner Trust, Dated May 15, 2019

all that real property situated in the County of Douglas, State of Nevada, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Jacqueline Basagoitia
Jacqueline Basagoitia

STATE OF NEVADA
COUNTY OF DOUGLAS

} ss:

9/21/19

This instrument was acknowledged before me on
by Jacqueline Basagoitia

NOTARY PUBLIC



RISHELLE L. THOMPSON
Notary Public - State of Nevada
Appointment Recorded in Douglas County
No: 99-54931-5 - Expires April 10, 2023

COPY

Escrow No. 1904960-RLT

**EXHIBIT A
LEGAL DESCRIPTION**

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

A portion of the Northeast 1/4 of the Northwest 1/4 of Section 32, Township 13 North, Range 20 East, M.D.B. & M., Douglas County, Nevada, further described as follows:

COMMENCING at the POINT OF BEGINNING which is in the Southwest corner of Lot 19, Block N, as set forth on that certain map of the TOWN OF MINDEN, that was filed for record in the office of the County Recorder of Douglas County, Nevada, on the 2nd day of July, 1906;

thence South $63^{\circ}25'$ East, 100.00 feet to the Southwest corner of Lot 16, as shown on said map;
thence North $26^{\circ}35'$ East 57.50 feet along the Easterly line of said Lot 16;
thence North $63^{\circ}25'$ West 100.00 feet to the Westerly line of said Lot 19;
thence South $26^{\circ}35'$ West 57.50 feet along the Westerly line of said Lot 19 to the POINT OF BEGINNING.

APN: 1320-32-111-030

Note: Document No. 572824 is provided pursuant to the requirements of Section 6.NRS 111.312.

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a. 1320-32-111-030
 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: _____	
Notes: _____	

3. a. Total Value/Sales Price of Property: \$ 360,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) \$ _____
 c. Transfer Tax Value \$ 360,000.00
 d. Real Property Transfer Tax Due: \$ 1,404.00

4. **If Exemption Claimed**
 a. Transfer Tax Exemption, per NRS 375.090, Section _____
 b. Explain Reason for Exemption: _____

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 Jacqueline Basagoitia Capacity Trustee
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Jacqueline Basagoitia
Jacqueline Basagoitia
 Address: 881 Mahogany Dr
 City: Minden, NV 89423
 State: _____ Zip: _____

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Karen L. Turner, Trustee of the Karen L. Turner Trust
 Address: 1389 US Hwy 395 S.
 City: Gardnerville
 State: NV Zip: 89410

COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)
 Print Name: Ticor Title of Nevada, Inc. Escrow No.: 01904960-020-RLT
 Address: 1483 US Highway 395 N, Suite B
 City, State, Zip: Gardnerville, NV 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED