

DOUGLAS COUNTY, NV

2019-935956

RPTT:\$0.00 Rec:\$35.00

\$35.00 Pgs=4

09/30/2019 02:40 PM

SIGNATURE TITLE - ZEPHYR COVE

KAREN ELLISON, RECORDER

E07

APN: 1419-27-510-023

Recording Requested By:

Name: SIGNATURE TITLE COMPANY, LLC

Address: 985 DAMONTE RANCH PKWY., #300

RENO, NV 89521

ESCROW NO. 22001072

(For Recorder's use only)

RPTT'S \$0.00

GRANT BARGAIN SALE DEED

(Title of Document)

**This page added to provide additional information required by NRS 111.312 Sections 1-2.
(Additional recording fees apply)**

This cover page must be typed or printed.

APN: 1419-27-510-023

**RECORDING REQUESTED BY:
SIGNATURE TITLE COMPANY, LLC
985 DAMONTE RANCH PKWY., #300
RENO, NV 89521**

**MAIL RECORDABLE DOCS AND
TAX STATEMENTS TO:
BARTON TUTTLE AND LOUANN-
TOBIAS TUTTLE
PO BOX 109
POWAY, CA 92074**

ESCROW NO: 22001072-CG1

RPTT \$0.00

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Barton Tuttle and Louann Tobias Tuttle, Trustees of the Barton Russell Tuttle and Louann Tobias Tuttle Family Trust, dated May 2, 2002

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell, and Convey to:

Barton Tuttle and Louann Tobias-Tuttle, husband and wife as joint tenants with right of survivorship

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

See Exhibit A attached hereto and made a part hereof.

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

Barton Tuttle 9/25/19.
Barton Tuttle, Trustee

Louann Tobias Tuttle 9/25/19
Louann Tobias Tuttle, Trustee

STATE OF NEVADA
COUNTY OF Douglas

} ss:

This instrument was acknowledged before me on 9/25/19

by Barton Tuttle and Louann Tobias Tuttle

Christiane George (seal)
Notary Public

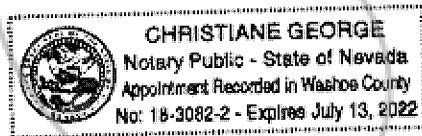


Exhibit A

Adjusted Lot 32:

A parcel of land located within a portion of Section 27, Township 14 North, Range 19 East, Mount Diablo Meridian, described as follows:

Commencing at the Northwest corner of Lot 32 as shown on the final subdivision map PD 00-16 for Mountain Meadow Estates, Phase 1 recorded March 6, 2002 in the office of Recorder, Douglas County, Nevada as Document No. 536360, the terminus of the southerly line of James Canyon Loop, the point of beginning;

Thence along said southerly line of James Canyon Loop, along the arc of a curve, concave to the northeast, having a radius of 330.00 feet, central angle of $35^{\circ}14'14''$, arc length of 202.95 feet, and chord bearing and distance of South $13^{\circ}32'09''$ East, 26.19 feet to a point on the Westerly line of Childs Canyon Drive;
thence along said Westerly line, South $27^{\circ}21'27''$ West, 25.34 feet;
thence continuing along said Westerly line, along the arc of a curve, concave to the Northwest, having a radius of 470.00 feet, central angle of $18^{\circ}27'43''$, arc length of 151.45 feet, and chord bearing and distance of South $36^{\circ}35'19''$ West, 150.79 feet;
thence North $49^{\circ}52'44''$ West, 254.12 feet;
thence North $45^{\circ}49'10''$ East, 237.08 feet to the point of beginning.

Also known as adjusted parcel 32 as shown in Record of Survey recorded December 9, 2003, in Book 1203, at Page 3634, as Document No. 599028, official records of Douglas County, Nevada.

Note: The above metes and bounds legal description appeared previously in that certain document recorded October 2, 2013, in Book 1013, Page 466, as Document No. 831555.

APN: 1419-27-510-023

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 1419-27-510-023
- 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
- Other

FOR RECORDER'S OPTIONAL USE ONLY

Book: _____ Page: _____
Date of Recording: _____
Notes: Trust OK BC

3. Total Value/Sales Price of Property:

\$0.00

Deed in Lieu of Foreclosure Only (value of property) (_____)
Transfer Tax Value \$0.00
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: deeding out of trust to joint tenancy without 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 _____ Capacity Grantor agent

Signature _____ Capacity Grantee agent

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(Required)

(Required)

Print Name: Barton Tuttle

Print Name: Barton Tuttle

Address: PO Box 109

Address: PO Box 109

Poway, CA 92074

Poway, CA 92074

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

Print Name: Signature Title Company LLC

Escrow #: 22001072-CG1

Address: 985 Damonte Ranch Parkway, Suite 300

Reno, NV 89521

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED