

Recording requested by (name):

BRIAN DeROUSSEAU

When recorded mail to  
and mail tax statements to:

358 Canyon creek Ct  
Gardnerville, NV 89460



KAREN ELLISON, RECORDER E07

Recorder's Use Only

### GRANT DEED

Assessor's Parcel No. (APN):  
1219-15-002-038

Documentary Transfer Tax: \$ 0

If exempt, enter R&T code: \_\_\_\_\_

Explanation: TRANSFER TO TRUST

Brian I. DeRousseau  
Signature of Declarant or Agent determining tax

For a valuable consideration, receipt of which is hereby acknowledged,

GRANTOR(S)

BRIAN I. DeROUSSEAU

(owners who are signing deed)

BRIAN I. DeROUSSEAU

(current owner(s) form of title)

hereby grant(s) to GRANTEE(S)

BRIAN DeROUSSEAU Living TRUST

(new owners, including current owners if staying on title)

BRIAN DeROUSSEAU as Trustee

(new owners, continued)

as

(new owner(s) form of title)

the following real property in the City of

Gardnerville

County of Douglas County, Nevada (insert legal description):

~~Date: 6-8-2018~~

~~*Brian DeRousseau*  
(Signature of declarant)~~

~~BRIAN DEROUSSEAU  
(Print name)~~

Date: 9-24-19

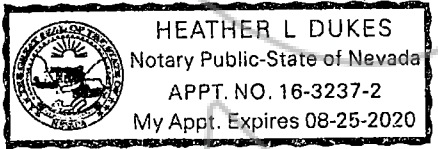
*Brian DeRousseau*  
(Signature of declarant)

BRIAN DEROUSSEAU  
(Print name)

State of Nevada  
Washoe County

This instrument was acknowledged  
Before me by: Brian De Rousseau  
on this 24<sup>th</sup> day of Sept, 2019

*Heather L. Dukes*  
Notary Public



**EXHIBIT "A"**

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

**PARCEL 1:**

**A parcel of land located within a portion of the East one-half of the Southeast one-quarter of Section 15, Township 12 North, Range 19 East, M.D.B. & M., Douglas County, Nevada, being more particularly described as follows:**

**BEGINNING at the Northeast corner of the Adjusted Parcel for James D. and Edna A. Doornink as shown on the Mike Hickey Construction, Inc., and James D. and Edna A. Doornink Record of Survey Map, Document No. 318377 of the Douglas County Recorder's Office;**

**thence South 00°09'15" West, along the Easterly line of said Adjusted Parcel, 22.96 feet;  
thence South 28°41'07" East, continuing along said Easterly line, 212.67 feet to the Southeast corner of said Adjusted Parcel;  
thence South 52°12'42" West, along the Southerly line of said Adjusted Parcel 130.08;  
thence South 80°23'27" West, continuing along said Southerly line, 142.67 feet;  
thence South 70°23'16" West, continuing along said Southerly line, 140.83 feet to the Southwest corner of said Adjusted Parcel;  
thence North 00°09'15" East, along the Westerly line of said Adjusted Parcel, 259.01 feet;  
thence North 37°03'41" West, 49.60 feet;  
thence North 52°31'45" East, 37.87 feet to a point on said Westerly line;  
thence North 00°09'15" East, continuing along said Westerly line, 39.83 feet to the Northwest corner of said Adjusted Parcel;  
thence South 89°45'44" East, along the Northerly line of said Adjusted Parcel, 273.14 feet to the POINT OF BEGINNING.**

**Reference is made to Record of Survey filed for record in the Douglas County Recorders Office, Nevada, April 25, 1995, in Book 495, Page 3809, Document No. 360880.**

**PARCEL 2:**

**An easement for ingress and egress over a strip of land 20 feet wide over that portion of A.P.N. #19-420-06 and Adj. A.P.N. #19-420-07 as shown on the Record of Survey to Accompany A Lot Line Adjustment for Mike Hickey Construction, Inc. and James D. & Edna A. Doornink as recorded in Book 993 of Official Records, Page 4413, as Document No. 318377, being located within the Southeast One-Quarter of Section 15, Township 12 North, Range 19 East, Mount Diablo Baseline and Meridian, Douglas County, Nevada; the centerline of which is described as follows:**

**Beginning at a point on the Westerly cul-de-sac right-of-way to Canyon Creek Court, said point bears North 13°26'28" West, 10.40 feet from the Southeast corner of said A.P.N. #19-420-06, said corner being also the Northeast corner of said Adj. A.P.N. #19-420-07; thence South 60°41'21" West, 271.13 feet; thence South 00°09'15" West, 22.97 feet; thence South 60°41'21" West, 34.46 feet to a point on the Westerly boundary line of said Adj. A.P.N. #19-420-07. The said lines of said easement to the lengthened or shortened to terminate at their respective boundaries.**

**"IN COMPLIANCE WITH NEVADA REVISED STATUTE 111.312, THE HEREIN ABOVE LEGAL DESCRIPTION WAS TAKEN FROM INSTRUMENT RECORDED JULY 1, 1996, BOOK 0796, PAGE 0131, AS FILE NO. 391220, RECORDED IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA."**

**Assessor's Parcel Number(s):  
1219-15-002-038**

# STATE OF NEVADA DECLARATION OF VALUE

**FOR RECORDERS OPTIONAL USE ONLY**

Document/Instrument#: \_\_\_\_\_

Book: \_\_\_\_\_ Page: \_\_\_\_\_

Date of Recording: \_\_\_\_\_

Notes: Trust Dr BC

- 1. Assessor Parcel Number (s)**
- (a) 1219-15-002-038
- (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

**3. Total Value/Sales Price of Property:** \$ \_\_\_\_\_

Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_

Transfer Tax Value: \$ \_\_\_\_\_

Real Property Transfer Tax Due: \$ \_\_\_\_\_

**4. If Exemption Claimed:**

a. Transfer Tax Exemption, per NRS 375.090, Section: #7 Exemption

b. Explain Reason for Exemption: TRANSFER INTO TRUST WITHOUT CONSIDERATION

**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 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 Brian Derousseau Capacity OWNER

Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**

(REQUIRED)

Print Name: BRIAN DEROUSSEAU

Address: 358 CANYON CREEK CT

City: GARDNERVILLE

State: NV Zip: 89466

**BUYER (GRANTEE) INFORMATION**

(REQUIRED)

Print Name: THE BRIAN DEROUSSEAU LIVING TRUST

Address: SAME

City: \_\_\_\_\_

State: \_\_\_\_\_ Zip: \_\_\_\_\_

**COMPANY/PERSON REQUESTING RECORDING (REQUIRED IF NOT THE SELLER OR BUYER)**

Print Name: \_\_\_\_\_ Escrow # \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_