

DOUGLAS COUNTY, NV

**2019-936675**

RPTT:\$741.00 Rec:\$35.00

\$776.00 Pgs=4

10/15/2019 02:30 PM

ETRCO

KAREN ELLISON, RECORDER

APN# : 1320-33-402-038

RPTT: \$741.00

Recording Requested By:

Western Title Company

Escrow No.: 108151-WLD

When Recorded Mail To:

Desiree Lawrence

1408 Mission Street

Gardnerville, NV 89410

Mail Tax Statements to: (deeds only)

Same as Above

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons.  
(Per NRS 239B.030)

Signature



Wendy Dunbar

Escrow Officer

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**Grant, Bargain, and Sale Deed**

This page added to provide additional information required by NRS 111.312  
(additional recording fee applies)

## GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Janet Zellick as trustee of the Zellick Revocable Family Trust

do(es) hereby GRANT(s) BARGAIN SELL and CONVEY to

Desiree Lawrence, a unmarried woman

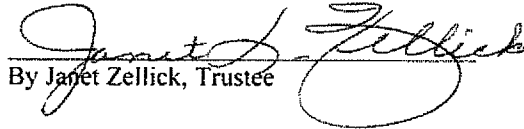
and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Gardnerville, County of Douglas State of Nevada bounded and described as follows:

See attached Exhibit A

TOGETHER with all tenements, hereditaments and appurtenances, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: 10/07/2019

The Zellick Revocable Family Trust

  
By Janet Zellick, Trustee

STATE OF Nevada

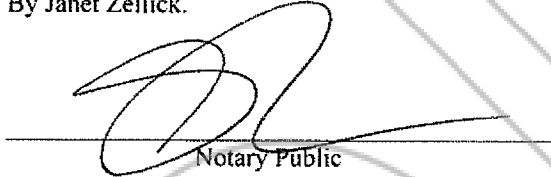
COUNTY OF Douglas

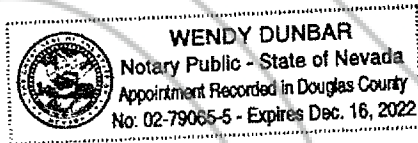
This instrument was acknowledged before me on

10-<sup>th</sup> 2019

} ss

By Janet Zellick.

  
Notary Public



**EXHIBIT "A"**

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

Commencing at a point which bears North  $36^{\circ}17'30''$  East, 35.41 feet from the Town Monument, known as the Dettling Monument, marking the center line of the intersection of the Southern extremity of Main Street, Gardnerville, with the former county road, now the State Highway, leading towards Wellington, Nevada, said monument bears South  $77^{\circ}22'$  East, 12.63 feet from the Southeast corner of the Southwest 1/4 of the Southwest 1/4 of Section 33, Township 13 North, Range 20 East, M.D.B. & M; thence from said point of commencement along the Northeastern line of Main Street North  $44^{\circ}54'$  West, a distance of 29.98 feet to a point on the Southeastern line of the parcel conveyed to Takeo Nishikida and Misao Nishikida in Deed recorded November 27, 1959, as Document No. 15305, Douglas County, Nevada, records; thence along said Southeastern line North  $44^{\circ}50'$  East, a distance of 111.62 feet to the most Eastern corner of said Nishikida parcel, said corner being the True Point of Beginning; thence along the Northeastern line of said Nishikida parcel North  $44^{\circ}29'$  West, a distance of 52.12 feet to a point on the Southeastern line of the parcel conveyed to Masaye Nishikida in the Deed recorded September 29, 1944, in Book X of Deeds, Page 78, Douglas County, Nevada, records; thence along the Southeastern line of said Masaye Nishikida parcel North  $45^{\circ}41'$  East, a distance of 68.30 feet to a point on the Southwestern line of Mission Street; thence along said Southwestern line South  $41^{\circ}44'$  East, a distance of 112.88 feet to a point which bears North  $89^{\circ}46'$  East from the True Point of Beginning; thence South  $89^{\circ}46'$  West, a distance of 87.65 feet to the Point of Beginning.

NOTE: The above metes and bounds description appeared previously in that certain Deed recorded in the office of the County Recorder of Douglas County, Nevada on June 22, 2010, in Book 610, Page 4261 as Document No. 765743 of Official Records.

Assessor's Parcel Number(s):  
1320-33-402-038

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)  
a) 1320-33-402-038

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**  
 NOTES: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

3. Total Value/Sales Price of Property: \$189,900.00  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_  
 Transfer Tax Value: \$189,900.00  
 Real Property Transfer Tax Due: \$741.00

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

5. Partial Interest: Percentage being transferred: 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 *On Sale* Capacity *Escrow*  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

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

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

Print Name: Janet Zellick as trustee of the Zellick Revocable Family Trust  
 Address: P.O. Box 6025  
 City: Gardnerville  
 State: NV Zip: 89410

Print Name: Desiree Lawrence  
 Address: 1408 Mission Street  
 City: Gardnerville  
 State: NV Zip: 89410

**COMPANY/PERSON REQUESTING RECORDING**

(required if not the seller or buyer)

Print Name: eTRCo, LLC. On behalf of Western Title Company  
 Address: Douglas Office  
 1362 Highway 395, Ste. 109  
 City/State/Zip: Gardnerville, NV 89410

Esc. #: 108151-WLD