

A.P.N.: 132002002069  
File No: ()  
R.P.T.T.: \$0 #7



KAREN ELLISON, RECORDER E07

When Recorded Mail To: Mail Tax Statements To:  
Bruce Duysen and Pamela Klein-Kurland  
2622 Erin Court  
Minden, NV 89423

**GRANT, BARGAIN and SALE DEED**

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

Bruce Duysen a married man as his sole and separate property

do(es) hereby GRANT, BARGAIN and SELL to

Bruce E. Duysen and Pamela Klein-Kurland, Trustees of the Duysen-Klein Family Trust  
Dated October 10, 2019

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

**PARCEL 4 OF PARCEL MAP NO. 2015, FILED FOR RECORD ON NOVEMBER 8, 1995, AS DOCUMENT NO. 374462 AND THAT PORTION OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 13 NORTH, RANGE 20 EAST, M.D.M., SAID LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEGINNING AT THE SOUTHWEST CORNER OF PARCEL 3 OF SAID PARCEL MAP; THENCE SOUTH 89°56'10" EAST 322.14 FEET; THENCE NORTH 19°38'32" EAST 338.01 FEET; THENCE NORTH 04°47'22" EAST 380.66 FEET; THENCE ALONG A CURVE CONCAVE TO THE WEST WITH A RADIUS OF 63.00 FEET, A CENTRAL ANGLE OF 211°45'13", AND AN ARC LENGTH OF 232.84 FEET, THE CHORD OF SAID CURVE BEARS NORTH 00° 02' 39" EAST 121.19 FEET; THENCE ALONG A CURVE CONCAVE TO THE NORTH WITH A RADIUS OF 20.00 FEET, A CENTRAL ANGLE 59°31'04", AND AN ARC LENGTH OF 20.78 FEET, THE CHORD OF SAID CURVE BEARS NORTH 76°04'25" WEST 19.85 FEET; THENCE ALONG A CURVE CONCAVE TO THE NORTHEAST WITH A RADIUS OF 859.65 FEET, A CENTRAL ANGLE OF 06°05'46", AND AN ARC LENGTH OF 91.46 FEET, THE CHORD OF SAID CURVE BEARS NORTH 43°16'00" WEST 91.42 FEET; THENCE NORTH 82°54'44" EAST 282.84 FEET; THENCE SOUTH 00°32'04" WEST 267.20 FEET; THENCE SOUTH 00°21'11" WEST 973.32 FEET; THENCE NORTH 89°56'10" WEST 659.63 FEET; THENCE NORTH 00°18'57" EAST 315.00 FEET TO THE POINT OF BEGINNING.**

**REFERENCE IS MADE TO RECORD OF SURVEY TO SUPPORT A LOT LINE ADJUSTMENT  
FILED FOR RECORD WITH THE DOUGLAS COUNTY RECORDER ON JULY 19, 2000 IN  
BOOK 0700, PAGE 2631, AS DOCUMENT NO. 495955.**

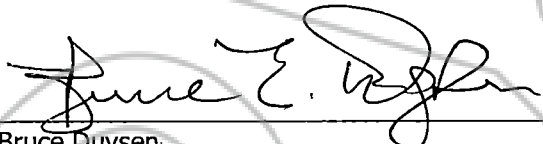
*TOGETHER* with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Subject to

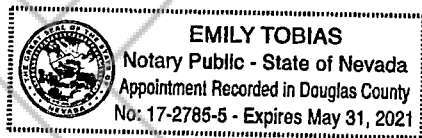
1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

Date: 10/30/2019

**COOPER**

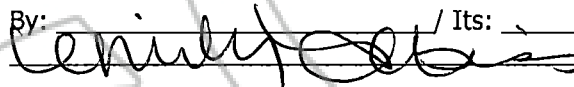
  
\_\_\_\_\_  
Bruce Duysen

STATE OF **NEVADA** )  
 )  
 ) :SS.  
 )  
COUNTY OF **DOUGLAS** )



~~10~~ This instrument was acknowledged before me on this:  
10 31 day of October, 2019

By: **Bruce Duysen**

By:  / Its: \_\_\_\_\_

Notary Public  
(My commission expires: 5/31/21)

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a) 132002002069  
 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	
Book _____	Page: _____
Date of Recording: _____	
Notes: <u>Verified Trust - J</u>	

3. a) Total Value/Sales Price of Property: \$0.00  
 b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )  
 c) Transfer Tax Value: \$0.00  
 d) Real Property Transfer Tax Due \$0.00

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: #7  
 b. Explain reason for exemption: Individual into Trust for no 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: *Bruce Duysen*  
 Signature: \_\_\_\_\_

Capacity: GRANTOR  
 Capacity: \_\_\_\_\_

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

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

Print Name: Bruce Duysen  
 Address: 2622 Erin Court  
 City: Minden  
 State: NV Zip: 89423

The Duysen-Klein Family  
Trust Dated October 10,  
 Print Name: 2019  
 Address: 2622 Erin Court  
 City: Minden  
 State: NV Zip: 89423

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

Print Name: \_\_\_\_\_ File Number: / \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

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