

APN: 1220-04-101-018

When Recorded, Please Return To:
Heritage Law Group
1625 Highway 88, Suite 304
Minden, NV 89423



KAREN ELLISON, RECORDER E07

Mail Future Tax Statements To:
Gregg V. Withrow
1291 Toler Avenue
Gardnerville, NV 89410

The undersigned hereby affirms that this document submitted for recording does not contain any personal information and/or social security number of any person.

GRANT, BARGAIN AND SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

MARC WITHROW, Trustee of the WITHROW MARITAL TRUST created under the R AND L WITHROW REVOCABLE TRUST dated April 30, 2006, and any amendments thereto, does hereby GRANT, BARGAIN and SELL to:

MARC ROBERT WITHROW and GREGG VERNARD WITHROW, Trustees of the GREGG VERNARD WITHROW PROTECTIVE TRUST, dated June 24, 2017, created under the WITHROW MARITAL TRUST dated April 30, 2006, and any amendments thereto

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

See attached Exhibit "A" for Legal Description

Pursuant to NRS 111.312, the above legal description previously appeared in Grant, Bargain, Sale Deed recorded on September 15, 2016, as Document No. 2016-887606.

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

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TO HAVE AND TO HOLD all and singular the premises, together with the appurtenances, unto Grantee and to Grantee's successors and assigns forever.

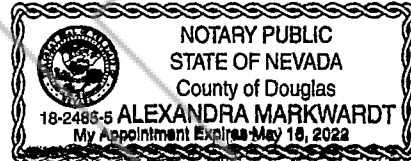
DATED: October 16, 2019.

Marc Withrow
MARC WITHROW, Trustee *Trustee*
WITHROW MARITAL TRUST created under the R
AND L WITHROW REVOCABLE TRUST dated April
30, 2006, and any amendments thereto

STATE OF NEVADA)
 : ss.
COUNTY OF DOUGLAS)

This instrument was acknowledged before me on October 16, 2019, by MARC WITHROW, as Trustee.

Alexandra Markwardt
Notary Public



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EXHIBIT A

Legal Description

All that certain lot, piece or parcel of land situate in the Town of Gardnerville, County of Douglas, State of Nevada, bounded and described as follows:

A parcel of land located in the Northwest 1/4 of Section 4, Township 12 North Range, 20 East, M.D.B. & M., more particularly described as follows, to-wit:

COMMENCING at a point which bears South 88°51'00" East, a distance of 917.85 feet from the established 1/16 corner of Section 4, Township 12 North, Range 20 East, M.D.B. & M.; thence North 89 °51"00' East along the Southerly line of Toler Avenue (formerly Douglas Avenue) 60 feet wide, a distance of 60.00 feet to the True Point of Beginning; said point being further described as the Northeast corner of the parcel of land conveyed to Ellen Dressler by Deed of Correction recorded February 3, 1975, in Book 275, Page 13, Document No. 77975, Official Records of Douglas County, Nevada; thence South 0°09'090" East, a distance of 150 feet, to the Southwest corner of the herein described parcel; thence at a right angle Easterly, a distance of 50 feet to the Southeast corner of the parcel; thence at a right angle in a Northerly direction, a distance of 150 feet to the Northeast corner of the parcel; thence at a right angle Westerly, a distance of 50 feet to the Point of Beginning.

EXCEPT THEREFROM the Northerly 4 feet of said land for public thoroughfare as Quitclaim deeded to the Board of County Commissioners in Quitclaim Deed dated February 8, 1960, executed by Stanley and Kirstine Bray, husband and wife, et al, recorded February 10, 1960, in Book 1, Page 329, Document No. 15601, Official Records of Douglas County, Nevada.

ALSO FURTHER EXCEPTING THEREFROM any portion of said land thereof that may lie within the line of Toler Avenue (formerly Douglas Avenue), as it now exists.

**State of Nevada
Declaration of Value**

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument #	_____
Book: _____	Page: _____
Date of Recording:	_____
Notes:	<i>Verified Trust</i>

1. Assessor Parcel Number(s)
 a) 1220-04-101-018
 b) _____
 c) _____
 d) _____

- 2 Type of Property:
- | | |
|--|---|
| a) <input type="checkbox"/> Vacant Land | b) <input checked="" type="checkbox"/> Single Fam. Res. |
| c) <input type="checkbox"/> Condo/Twnhse | d) <input type="checkbox"/> 2-4 Plex |
| e) <input type="checkbox"/> Apt. Bldg. | f) <input type="checkbox"/> Comm'l/Ind'l |
| g) <input type="checkbox"/> Agricultural | h) <input type="checkbox"/> Mobile Home |
| i) <input type="checkbox"/> 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: \$ 0.00

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption, per NRS 375.090, Section: 7
 b. Explain Reason for Exemption: **Transfer from 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 therein. 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: _____ Capacity: Grantor
 Signature: Marc Withrow Capacity: Grantor

SELLER (GRANTOR) INFORMATION - REQUIRED
Name: Marc Withrow, Trustee of the Withrow Family Trust dated 4/30/2006, created under the R and L Withrow Revocable Trust
Address: 1511 Mill Creek Way
City, State, ZIP: Gardnerville, NV 89410

BUYER (GRANTEE) INFORMATION - REQUIRED
Name: Gregg V. Withrow
Address: 1291 Toler Avenue
City, State, ZIP: Gardnerville, NV 89410

COMPANY/PERSON REQUESTING RECORDING (REQUIRED IF NOT THE SELLER OR BUYER)
Print Name: Heritage Law Group **Escrow #** _____
Address: 1625 Highway 88, Suite 304
City, State, ZIP: Minden, NV 89423