



KAREN ELLISON, RECORDER E07

APN # 1220-04-002-003

Recording Requested by:

Name Stephen A. Marti

Address P.O. Box 1738

City/State/Zip Gardnerville, NV 89410

(for Recorder's use only)

GRANT, BARGAIN, SALE DEED

(Title of Document)

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

This cover page must be typed or printed.

WHEN RECORDED MAIL TO:

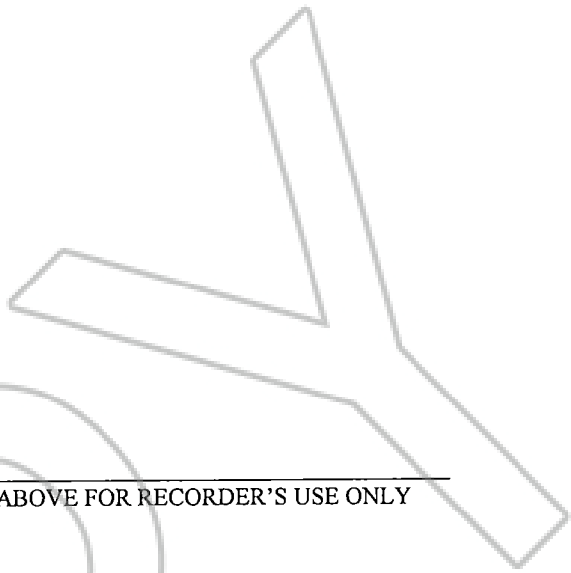
Stephen A. Marti
P.O. Box 1738
Gardnerville, NV 89410

MAIL TAX STATEMENTS TO:

Same as above

Escrow No.

The undersigned hereby affirms that this document submitted for recording does not contain the social security number of any person or persons. (Pursuant to NRS 239b.030)



APN No.: 1220-04-002-003
R.P.T.T. -0-

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Stephen A. Marti, Sara Jane Breazeale formally known as Sara Jane Eitel, and Shirlee Eitel Bingham formally known as Shirlee Eitel all as joint tenants **FOR A VALUABLE CONSIDERATION**, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to

Stephen A. Marti, surviving trustee of the Marti Family Trust dated June 21, 2013

all that real property situated in the County of Douglas, State of Nevada, described as follows:
SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

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

Stephen A. Marti

Sara Jane Breazeale

Shirlee Eitel Bingham

STATE OF NEVADA
CARSON CITY
This instrument was acknowledged before me on,
June 12, 2019 by Shirlee Eitel Bingham.

STATE OF NEVADA
COUNTY OF WASHOE

This instrument was acknowledged before me on ,
by SARA JANE BREAZEALE

} ss:
June 11, 2019

DEBORAH A. ANDERSON
NOTARY PUBLIC
STATE OF NEVADA
No. 01-70262-2 My Appt. Exp. Sept. 1, 2021

NOTARY PUBLIC

LORI FRAZER
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No: 07-4406-2 - Expires July 10, 2019

State of Nevada County of Douglas
Subscribed and sworn to (or affirmed) before me on this 12 day
of June, 2019 by Stephen A. Marti

Notary Public Signature

RACHEL RODRIGUEZ
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 19-1327-5
My Appt. Expires Jan. 31, 2023

EXHIBIT "A"

DESCRIPTION

A parcel of land located within a portion of the Northwest one-quarter of the Southwest one-quarter (NW1/4 SW1/4) of Section 4, Township 12 North, Range 20 East, Mount Diablo Baseline and Meridian, Douglas County, Nevada, described as follows:

Commencing at the one-quarter corner common to Sections 4 and 5, T.12N., R.20E., M.D.B.&M., thence North 01° 33' 30" west, 391.42 feet along the section line to a point on the southwesterly side of Nevada Federal Aid Secondary Highway Route 552, also known as State Route 56, as described in the Max L. Jones Family Trust Agreement Deed, Document No. 38035 as recorded in the Office of Recorded, Douglas County, Nevada; thence South 49° 27' East, 1038.72 feet along the southwesterly right-of-way per said deed to the northeasterly corner of the Jones Parcel, THE POINT OF BEGINNING; thence continuing South 49° 27' East, 89.92 feet along said State Route 56 as described in the Park, Cox and Rasavage Deed, Document No. 57962 as recorded in the Office of Recorder, Douglas County, Nevada; thence South 42° 35' 19" East, 71.59 feet along said State Route 56 as per said Document No. 57962; thence South 43° 24" West, 465.42 feet along the westerly boundary line of the Park, Cox and Rasavage Parcel; thence North 69° 03' 19" West, 146.34 feet, more or less, along the north bank of the Carson River to the southeast corner of the Jones Parcel; thence North 40° 33' East, 522.50 feet along the easterly boundary line of the Jones Parcel to THE POINT OF BEGINNING.

TOGETHER WITH WATER RIGHTS, IF ANY, DITCH RIGHTS, IF ANY

A.P.N. 25-141-05

Legal Description previously recorded on Document 196661

STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number(s)

- a) 1220-04-002-003
- 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'/Ind'l
- g) Agricultural
- h) Mobile Home
- i) Other _____

FOR RECORDERS OPTIONAL USE ONLY	
Document/Instrument #:	
Book:	Page:
Date of Recording:	
Notes: <u>Unit Trust - J</u>	

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property) \$ _____
 Transfer Tax Value: \$ Exempt
 Real Property Transfer Tax Due: \$ _____

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section 7
- b. Explain Reason for Exemption: A transfer of title to or from a trust without consideration if a certificate of trust is presented at the time of transfer

5. Partial Interest: Percentage being transferred: _____ %

The undersigned Seller (Grantor)/Buyer (Grantee), 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 _____ Capacity Grantor
 Signature _____ Capacity Trustee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Stephen A. Marti
 Address: P.O. Box 1738
 City: Gardnerville
 State: NV Zip: 89410

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Stephen A. Marti, Trustee
 Address: P.O. Box 1738
 City: Gardnerville
 State: NV Zip: 89410

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

Print Name: J. Douglas Clark Escrow # _____
 Address: 510 W. Plumb Lane, Ste. B
 City: Reno State: NV Zip: 89509

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)