

DOUGLAS COUNTY, NV

2019-939374

RPTT:\$0.00 Rec:\$35.00

\$35.00 Pgs=4

12/11/2019 08:49 AM

ETRCO

KAREN ELLISON, RECORDER

E07

APN# : 1320-29-212-015

RPTT: \$0.00 Exempt #7

Recording Requested By:

Western Title Company

Escrow No.: 108427-ARJ

When Recorded Mail To:

Richard Campbell and

Karen Campbell

1058 Aster Court

Minden, NV 89423

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



Laeha Hill

Escrow Assistant

**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,

Richard Campbell and Karen Campbell, Trustees of The Campbell Family Trust dated October 7, 2014

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

Richard Campbell and Karen Campbell, husband and wife

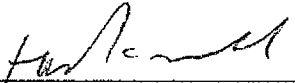
and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Minden, County of Douglas State of Nevada bounded and described as follows:

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: 12/04/2019

The Campbell Family Trust dated October 7, 2014

  
Richard Campbell, Trustee

  
Karen Campbell, Trustee

STATE OF NEVADA

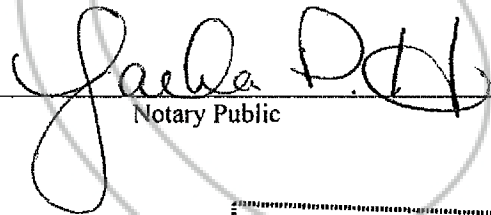
COUNTY OF DOUGLAS

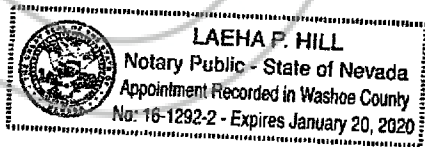
} ss

This instrument was acknowledged before me on

12/6/19

By Richard Campbell and Karen Campbell.

  
Notary Public



**EXHIBIT "A"**

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

**PARCEL 1:**

**Lot 132 in Block "D", as set forth on the map of WINHAVEN, UNIT NO. 1, a Planned Unit Development filed for record in the office of the County recorder of Douglas County, State of Nevada, on January 13, 1989 as Document No. 194373.**

**PARCEL 2:**

**Together with a non-exclusive right of way for public road with incidents there to over and across all those certain named streets lying within the interior boundary lines of the herein above mentioned Subdivision.**

**PARCEL 3:**

**Together with an Appertenant exclusive roadway easement as granted to western Nevada properties, Inc., a Nevada Corporation, more particularly described as Exhibit 2 "80 foot easement" set forth in deed of easement recorded July 9, 1986, in Book 786, of official records, at Page 691, Douglas County, Nevada, as Document No. 137313 and Re-recorded July 10, 1986 in Book 786, of official records, at Page 782, Douglas County, Nevada, as Document No. 137346. said easement is further imposed in deed of public easement recorded July 9, 1986 in Book 786, of official records, at Page 697, Douglas County, Nevada, as Document No. 137314.**

**PARCEL 4:**

**And further together with a non-exclusive public roadway easement executed by Western Nevada Properties, Inc., a Nevada corporation, as more fully set forth in deed of public easement recorded July 9, 1986 in Book 786, of official records, at Page 684, Douglas County, Nevada, as Document No. 137311.**

**Assessor's Parcel Number(s):  
1320-29-212-015**

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)  
a) 1320-29-212-015

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:  
Verified Trust - JS

3. Total Value/Sales Price of Property: \$0.00  
 Deed in Lieu of Foreclosure Only (value of property) (  
 Transfer Tax Value: \$0.00  
 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: Deeding out of their 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 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 \_\_\_\_\_ Capacity \_\_\_\_\_  
 Signature \_\_\_\_\_ Capacity ESCROW

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

Print Name: Richard Campbell and Karen Campbell, Trustees of The Campbell Family Trust dated October 7, 2014  
 Address: 1058 Aster Court  
 City: Minden  
 State: NV                      Zip: 89423

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

Print Name: Richard Campbell and Karen Campbell  
 Address: 1058 Aster Court  
 City: Minden  
 State: NV                      Zip: 89423

**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. #: 108427-ARJ

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