2019-940087 RPTT:\$0.00 Rec:\$35.00 12/23/2019 02:38 PM \$35.00 Pgs=4 **APN#**: 1319-03-811-002 **ETRCO** KAREN ELLISON, RECORDER E07 **RPTT #7** Recording Requested By: Western Title Company, LLC **Escrow No.: 109993-TEA** When Recorded Mail To: Jessica Moseley 462 Country Road 84 Sante Fe, NM 87506 Mail Tax Statements to: (deeds only) same as above (space above for Recorder's use only) 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

Traci Adams

Escrow Officer

DOUGLAS COUNTY, NV

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

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Evan Beavers, Esq., Successor Trustee of the John T. Atkins Revocable Trust, as to a ninety-five percent (95%) interest (Grantors),

do hereby GRANT, BARGAIN and SELL to Jessica Lee Moseley, Successor Trustee of The Atkins Family Trust Agreement dated February 10, 2011 (Grantee), all that real property in the County of Douglas, State of Nevada, bounded and described as:

(See, Exhibit "A" attached hereto and incorporated herein)

In compliance with NRS 111.312, the above legal description was taken from instrument recorded on August 21, 2001, as Document No. 521093, in Book 801, at Page5493, Official Records of Douglas County, Nevada.

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.

DATE: December 4 7, 2019.

The John T. Atkins Revocable Trust,

By: Evan Beavers, Successor Trustee

State of Nevada

1 .00

County of Mark)

On December 194, 2019, personally appeared before me, a notary public, Evan Beavers, personally known (or proved) to me to be the person whose name is subscribed to the above Grant, Bargain and Sale Deed, who acknowledged that he executed the instrument.

Notary Públic

NELIDA NEVAREZ
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 05-29-20
Certificate No: 96-3515-1

EXHIBIT "A"

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

PARCEL 1:

Unit 2, Block A, as shown on the Final Map of GENOA LAKES, PHASE 2, A PLANNED UNIT DEVELOPMENT, filed for record in the office of the Douglas County Recorder, State of Nevada on June 2, 1994 in Book 694, Page 202, as Document No. 338683, Official Records.

PARCEL 2:

That certain Exclusive use and Landscape Easement described as follows:

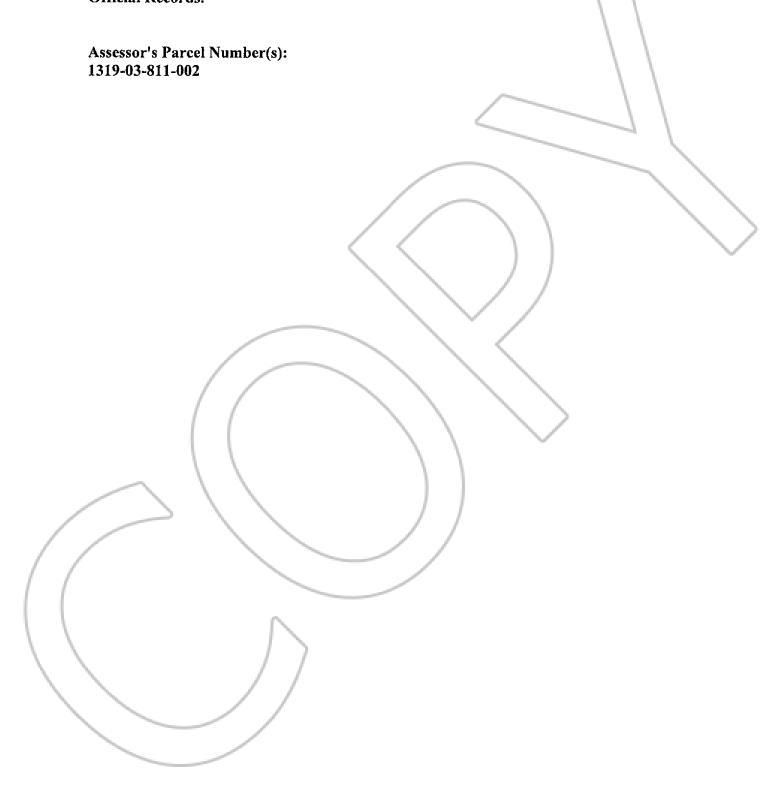
An easement located within a portion of the South 1/2 of Section 3, Township 13 North, Range 19 East, M.D.M., Douglas County, Nevada, being more particularly described as follows:

COMMENCING at the Southeasterly comer of Unit 2 being amended to the Typical House Plan 2 as shown on the Final Map for Genoa Lakes Phase 2 Planned Unit Development, Document No. 338683 of the Douglas County Recorder's Office, said point bears North 21°48'43" West, 145.97 feet from Tie Point "A" of said Final Map; thence North 83°19'56" West, along the Southerly line of said amended Unit 2, 54.33 feet to the Southwesterly comer thereof, being the TRUE POINT OF BEGINNING; thence North 83°19'56" West. 32.83 feet; thence North 07°13'58" West, 41.33 feet; thence North 19°36'07" West, 33.32 feet; thence South 83°19'56" East, 25.00 feet to the Southwesterly corner of Unit 3 as shown on said Genoa Lakes Phase 2 Final Map; thence South 83°19'56" East, along the Southerly line of said Unit 3, 53.33 feet; thence South 06°40'04" West, 4.00 feet; thence South 83°19'56" East, 19.34 feet; thence South 06°40'04" West, 10.83 feet to a point on the Northerly line of said amended Unit 2; thence along the Northerly and Westerly boundary lines of said amended Unit 2 the following 8 courses:

- 1. North 83°19'56" West, 52.83 feet;
- 2. South 06°40'04" West, 15.67 feet;
- 3. South 83°19'56" East, 3.67 feet;
- 4. South 06°40'04" West, 1.83 feet;
- 5. South 83°19'56" East, 6.00 feet;
- 6. South 06°40'04" West, 28.00 feet;
- 7. South 83°19'56" East, 3.00 feet;
- 8. South 06°40'04" West, 9.67 feet to the TRUE POINT OF BEGINNING.

NOTE: The above metes and bounds description appeared previously in that certain

Grant, Bargain, Sale Deed recorded in the office of the County Recorder of Douglas County, Nevada on August 21, 2001, in Book 801, Page 5493 as Document No. 521093 of Official Records.



STATE OF NEVADA DECLARATION OF VALUE

1.	Assessors Parcel Number(s a) 1319-03-811-002)				\wedge	
2.	Type of Property:	FOR RECORDERS OPTIONAL USE ONLY				_	
	a) [Vacant Land	b) ⊠ Single Fam. Res.	NOTES:				
	c) ☐ Condo/Twnhse	d) □ 2-4 Plex	Ver	ified Trust -	JS		
	e) ☐ Apt. Bldg	f) Comm'i/Ind'i				1	
	g) ☐ Agricultural	h) ☐ Mobile Home				1	
	i) ☐ Other	ii) [Wioone Home				\ \	
	1)	_			The same of the sa	\ \	
3.	Total Value/Sales Price of 1	Pronerty:	\$0.00				
	Deed in Lieu of Foreclosur					_	
	Transfer Tax Value:	· omj (miss or property)	\$0.00	The state of the s			
	Real Property Transfer Tax	Due:	\$0.00				_
	rour reporty remoter run	. Duo.	- \$0.00	_ \			١,
4.	If Exemption Claimed:	/		1	\		
	a. Transfer Tax Exemption per NRS 375.090, Section #7						
		r Exemption: deed into tru		nsideration			r
	•			/	/		
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				L	onar tax duo, may	
	result in a penalty of 1070 o	Tine tax due plus interest.	at 170 per me	/IRIII	1		
Pur	suant to NRS 375.030, the	Buver and Seller shall be	jointly and	severally lia	ble for any	y additional amoun	t
owe		n°	, , ,	. "	- A		
	nature / ///	1	Capacity	Dero	WOK	ALCO	
_	nature //		Capacity _			<u>/</u>	
·							
	SELLER (GRANTOK) INF	BUYER (C	'ER (GRANTEE) INFORMATION				
	(REQUIRED)		(REQUIR	•			
Prin	it Evan Beavers, Esq	., Successor Trustee of	Print Name:			Successor Trustee	
Nan					-	Trust Agreement	
/	/			dated Febru		11	
Add	ress: 462 Country Road		Address:	462 Country	y Road 84		
City	Sante Fe		City:	Santa Fe			
Stat	e: NM	Zip: <u>87506</u> \$	State:	NM	Zip:	89506	
\	\	/					
CO	MPANY/PERSON REQUES						
n .	(required if not the seller or buy		C	// 100003 t	ምም A		
	t Name: eTRCo, LLC. On bel	nair of Western Little Compa	<u>any</u> Es	sc. #: <u>109993-</u>	<u>IEA</u>		
Add	ress: Douglas Office	Cen. 100					
C:4	1362 Highway 395,						
City	/State/Zip: Gardnerville, NV	89410 BLIC RECORD THIS FORM	MAV RE DEC	ORDED/MICE	OFH MED)		
	(NO A FUE	THE KECOKE LINE LOWING	THE DE KEC				