

APN# : 1319-03-811-002  
RPTT: \$1,950.00

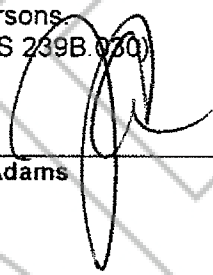
Recording Requested By:  
Western Title Company

Escrow No.: 109993-TEA  
When Recorded Mail To:  
Steven L. Temple  
P.O. Box 4316  
Stateline, NV 89449

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

  
\_\_\_\_\_  
Traci Adams

\_\_\_\_\_  
Escrow Officer

\_\_\_\_\_  
**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,

Jessica Lee Moseley, Successor Trustee of The Atkins Family Trust Agreement dated February 10, 2011

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

Steven L. Temple, a married man as his sole and separate property

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

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 corner 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 corner 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.

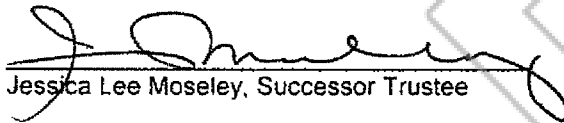
Grant, Bargain and Sale Deed – Page 3

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.

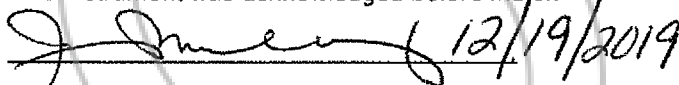
TOGETHER with all tenements, hereditaments and appurtenances, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

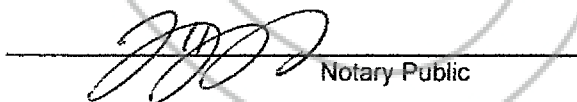
Dated: 12/19/2019

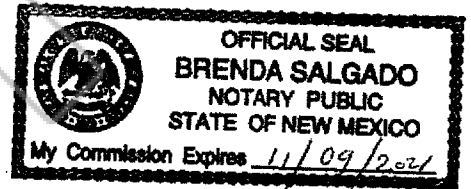
The Atkins Family Trust Agreement dated February 10, 2011

  
\_\_\_\_\_  
Jessica Lee Moseley, Successor Trustee

STATE OF New Mexico } ss  
COUNTY OF Los Alamos  
This instrument was acknowledged before me on

 12/19/2019  
By Jessica Lee Moseley

  
\_\_\_\_\_  
Notary Public



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)  
a) 1319-03-811-002

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 \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE ONLY</b>
NOTES: _____
_____

3. Total Value/Sales Price of Property: \$500,000.00  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_  
 Transfer Tax Value: \$500,000.00  
 Real Property Transfer Tax Due: \$1,950.00

4. If Exemption Claimed:  
 a. Transfer Tax Exemption per NRS 375.090, Section \_\_\_\_\_  
 b. Explain Reason for Exemption: \_\_\_\_\_

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 Escrow Officer  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

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

Print Name: Jessica Lee Moseley, Successor Trustee of The  
 Atkins Family Trust Agreement dated February 10,  
 2011  
 Address: 462 Country Road 84  
 City: Sante Fe  
 State: NM                      Zip: 87506

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

Print Name: Steven L. Temple  
 Address: P.O. Box 4316  
 City: Stateline  
 State: NV                      Zip: 89449

**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. #: 109993-TEA

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