

DOUGLAS COUNTY, NV **2020-940764**
RPTT:\$4680.00 Rec:\$40.00
\$4,720.00 Pgs=4 01/10/2020 02:34 PM
ETRCO
KAREN ELLISON, RECORDER

APN# : 1219-03-002-069
RPTT: \$4,680.00

Recording Requested By:
Western Title Company
Escrow No.: 109790-CKL

When Recorded Mail To:
CLC Family Trust
PO Box 30000
Reno, NV 89502

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



Cindy Locker

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,

Gregory Lou Kudrna, an unmarried man (who acquired title as a married man as his sole and separate property)

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

Charmayne Lynn Zucker, Steven F. Petersen and L. Robert LeGoy, Jr., as Co-Trustees of the CLC Family Trust Agreement, dated April 15, 2008

and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Gardnerville, 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:

A parcel of land located within a portion of Section 3, Township 12 North, Range 19 East, M.D.B.&M., Douglas County, Nevada, described as follows:

Commencing at the Northwest corner of Assessor's Parcel No. 19-060-36 which bears North 84°27'22" East, 1,737.24 feet from the West 1/4 corner of Section 3 (East 1/4 corner of Section 4), Township 12 North, Range 19 East, M.D.B.&M., per Deed recorded in Book 274 at Page 623, as Document No. 54206, Douglas County, Nevada, Recorder's Office, the POINT OF BEGINNING; thence North 69°25'10" East, 600.44 (731.59) feet; thence South 18°03'18" East, 644.13 feet; thence South 69°45'18" West, 744.20 feet; thence North 05°30'27" West, 661.92 feet to the POINT OF BEGINNING.

Reference is hereby made to that certain Record of Survey Map to Accompany Lot Line Adjustment for Ronald W. & Avis Erickson, filed for record in the office of the Douglas County Recorder, State of Nevada, on April 23, 1991 in Book 491, Page 2974, as Document No. 248998, Official Records.

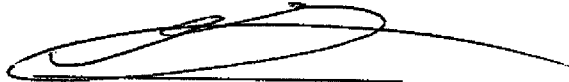
NOTE: The above metes and bounds description appeared previously in that certain Grant, Bargain, Sale Deed recorded in the office of the County Recorder of Douglas County, Nevada on August 16, 2010, in Book 810, Page 3444 as Document No. 768727 of Official Records.

Together with any and all water and water rights, appurtenant to and/or used in connection with the subject property, including but not limited to; all right, title and interest in and to those certain rights to divert from an underground source, said water and water right being situate in Douglas County, State of Nevada, more particularly described as follows:

That portion of water right *Permit No. 19902, Certificate 5951*, appurtenant to the subject property being *0.24 cubic feet per second and a duty of 25.4 acre-feet annually for the irrigation of 6.35 acres* on file with the State of Nevada, Division of Water Resources, together with the right to change the point of diversion, place and manner of use thereof.

Including all stockwatering rights, privileges or permits and vested proofs, and including all range, ranges and range right permits now and heretofore used, claimed and enjoyed in connection with the herein above described lands, and also including any and all groundwater water rights appurtenant to and/or used in connection with the subject property.

Dated: 12/27/2019




Gregory Lou Kudrna

STATE OF Nevada }
COUNTY OF Washoe } ss

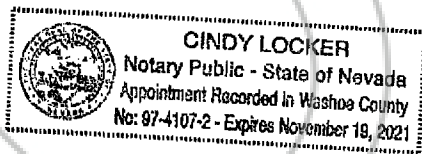
This instrument was acknowledged before me on

April 8, 2020

By Gregory Lou Kudrna.



Notary Public



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)
a) 1219-03-002-069

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: _____

3. Total Value/Sales Price of Property: \$1,200,000.00
 Deed in Lieu of Foreclosure Only (value of property) (
 Transfer Tax Value: \$1,200,000.00
 Real Property Transfer Tax Due: \$4,680.00

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 _____
 Signature _____ Capacity _____

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

Print Name: Gregory Lou Kudrna
 Address: 10280 Cavalry Circle
 City: Reno
 State: NV Zip: 89521

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

Print Name: Charmayne Lynn Zucker, Steven F. Petersen and L. Robert LeGoy, Jr., as Co-Trustees of the The CLC Family Trust
 Address: PO Box 30000
 City: Reno
 State: NV Zip: 89502

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: eTRCo, LLC. On behalf of Western Title Company
 Address: South Kietzke Branch
5470 Kietzke Ln., Ste. 230
 City/State/Zip: Reno, NV 89511

Esc. #: 109790-CKL