

APN: 1220-09-402-003

When Recorded Mail to:
ALLING & JILLSON, LTD.
Post Office Box 3390
Lake Tahoe, NV 89449



KAREN ELLISON, RECORDER

E07

Send Tax Statements To:
J. Lynn Ward Rowe
990 Tillman Lane
Gardnerville, NV 89460

Grant, Bargain and Sell Deed

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, J. Lynn Ward Rowe (aka Judy Lynn Ward-Rowe), a married woman, and Dan E. Rowe, a married man, do hereby grant, bargain, sale and convey an undivided fifty-one percent (51%) interest, to Judy Lynn Ward-Rowe, Trustee, or any successors in trust under the Judy Lynn Ward-Rowe Trust Agreement dated August 14, 2015, and any amendments thereto, and a forty-nine percent (49%) to Dan E. Rowe, Trustee, or any successors in trust under The Dan E. Rowe Trust Agreement dated May 7, 2010, and any amendments thereto, as tenants in common, in the real property located at 990 Tillman Lane, Gardnerville, Nevada, in Douglas County, Nevada, more particularly described as follows:

That portion of the Southeast 1/4 of the Southwest 1/4 of Section 9, Township 12 North, Range 20 East, M.D.B. & M., that is described as follows:

PARCEL 1:

Commencing at the South 1/4 corner of said Section 9, thence North 89°58'30" West a distance of 362.19 feet to the true point of beginning; thence continuing South 89°58'30" West a distance of 440.77 feet; thence North 40°16' East a distance of 96.10 feet; thence North 47°14' East a distance of 294.30 feet; thence North 52°33' East a distance of 25.65 feet; thence South 89°58'30" East a distance of 146.00 feet; thence South 0°45' West a distance of 289.00 feet to the point of beginning.

PARCEL 2:

Beginning at the South 1/4 of said Section 9; thence North 89°58'30" West a distance of 362.19 feet; thence North 0°45' East a distance of 240.54 feet; thence South 89°58'30" East a distance of 362.19 feet;

thence South 0°45' West a distance of 240.54 feet to the point of beginning.

EXCEPTING THEREFROM oil, gas and mineral rights lying 500 feet below the surface of said land as reserved by William Lynn McGill, et ux, in Document recorded January 15, 1969, in Book 64, Page 423, as Document No. 43436.

TOGETHER WITH all tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Pursuant to NRS 239B.030(4), I affirm that this instrument does not contain the personal information of any person.

Pursuant NRS 111.312, this legal description was previously recorded at Document No. 2015-868698 on 08/26/2015.

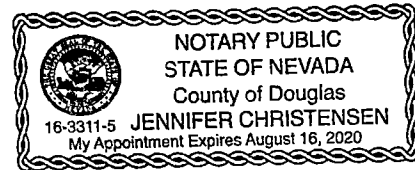
DATED this 24 day of January, 2020.

J. Lynn Ward Rowe

STATE OF NEVADA)
 : ss.
COUNTY OF DOUGLAS)

This instrument was acknowledged before me on the 24 day of January, 2020, by J. Lynn Ward Rowe.

NOTARY PUBLIC



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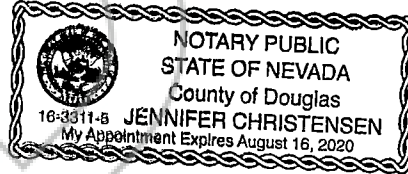
DATED this 24 day of January, 2020.

Dan E Rowe
Dan E. Rowe

STATE OF NEVADA)
 : ss.
COUNTY OF DOUGLAS)

This instrument was acknowledged before me on the 24 day of January, 2020, by Dan E. Rowe.

Jennifer Christensen
NOTARY PUBLIC



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 1220-09-402-003
 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'l/Ind'l
 g. Agricultural h. Mobile Home
 Other

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: <u>2/14/20</u>	
Notes: <u>Verified both Trusts w/ J</u>	

- 3.a. Total Value/Sales Price of Property \$ 0.00
 b. Deed in Lieu of Foreclosure Only (value of property (_____)
 c. Transfer Tax Value: \$ _____
 d. 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: A transfer of title to a trust without consideration. A certificate of trust is presented.

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 Dan E Rowe Capacity: Seller
 Signature Dan E Rowe Capacity: Buyer

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: J. Lynn Ward Rowe & Dan E. Rowe
 Address: 3950 G.S. Richards
 City: Carson City
 State: NV Zip: 89709

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Judy Lynn Ward Rowe & Dan E Rowe, Trustees
 Address: 990 Tillman Lane
 City: Gardnerville
 State: NV Zip: 89460

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)
 Print Name: Alling & Johnson Escrow # _____
 Address: PO Box 3370
 City: Stateline State: NV Zip: 89449