

DOUGLAS COUNTY, NV

2020-943249

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=2

03/09/2020 02:06 PM

FIRST CENTENNIAL - RENO (MAIN OFFICE)

KAREN ELLISON, RECORDER

E07

APN: 1220-13-801-012

R.P.T.T.: \$0.00

Escrow No.: 20000616-ES

When Recorded Return To:

Charles L. Beasley and Susan K. Hutchison

844 Regalia Court

Gardnerville, NV 89410

Mail Tax Statements to:

Charles L. Beasley and Susan K. Hutchison

844 Regalia Court

Gardnerville, NV 89410

SPACE ABOVE FOR RECORDER'S USE

GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Charles L. Beasley and Susan K. Hutchison-Beasley, Co-Trustees under the Hutchison Beasley Family Trust as restated on July 20, 2012

do(es) hereby Grant, Bargain, Sell and Convey to
Charles L. Beasley and Susan K. Hutchison, husband and wife as joint tenants

all that real property situated in the City of Gardnerville, County of Douglas, State of Nevada, described as follows:

Being a portion of the Southeast 1/4 of Section 13, Township 12 North, Range 20 East, M.D.B.&M., further described as follows:

Parcel 4D-3 as set forth in Parcel Map #3 for Jerry E. Tilley, filed in the office of the County Recorder of Douglas County, State of Nevada, on October 9, 1991, in Book 1091, Page 1596, as Document No. 262286, being a resubdivision of Parcel 4D as set forth in Parcel Map #2 for Jerry Tilley filed in the office of the County Recorder of Douglas County, Nevada on April 13, 1990, in Book 490, Page 1902, as Document No. 223931.

Together with all and singular tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Dated this 4th day of March, 2020.

Hutchison-Beasley Family Trust as restated on July 20, 2012

Charles L. Beasley
Charles L. Beasley, Trustee

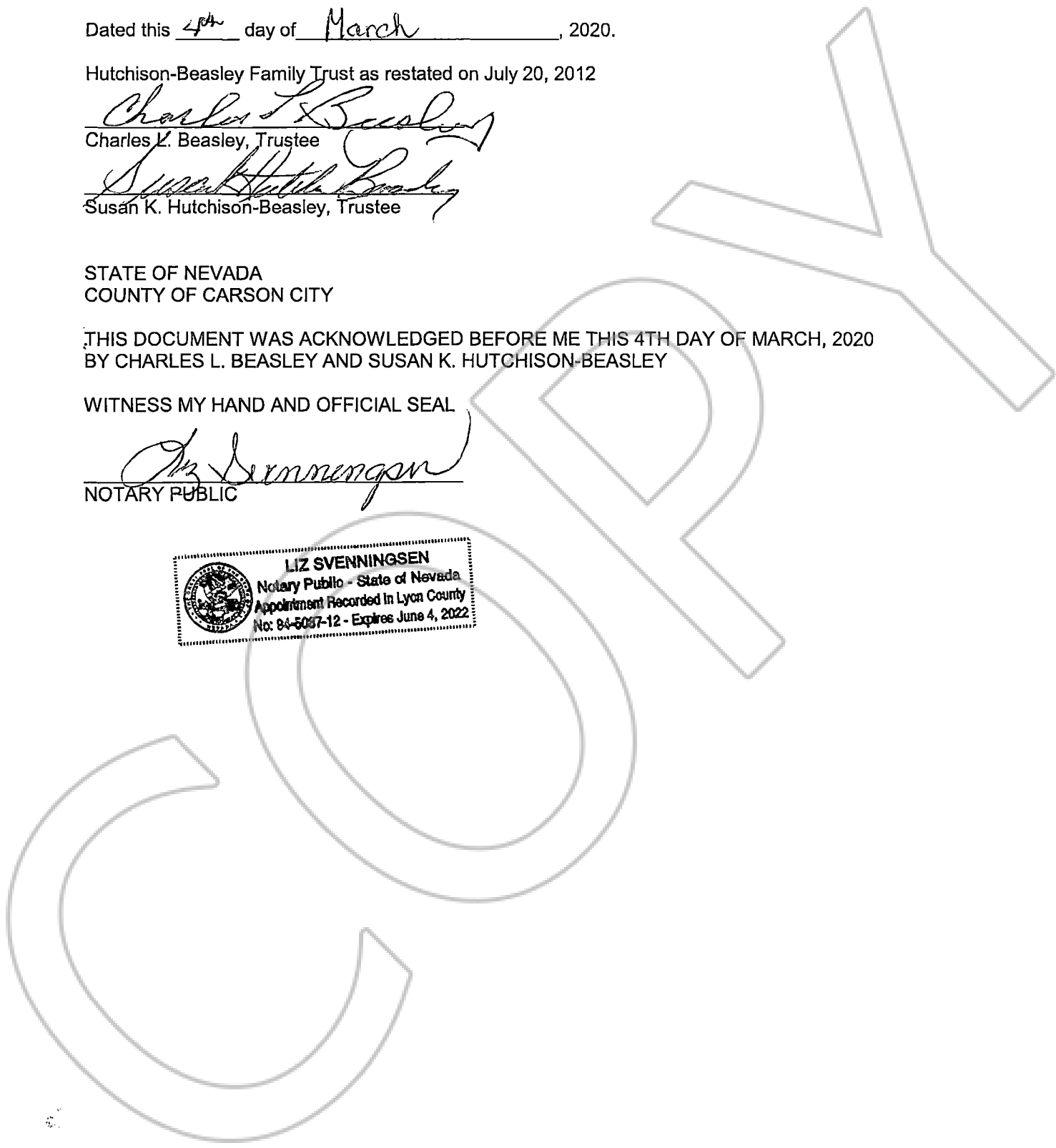
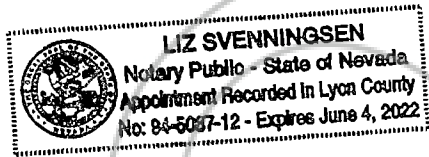
Susan K. Hutchison-Beasley
Susan K. Hutchison-Beasley, Trustee

STATE OF NEVADA
COUNTY OF CARSON CITY

THIS DOCUMENT WAS ACKNOWLEDGED BEFORE ME THIS 4TH DAY OF MARCH, 2020
BY CHARLES L. BEASLEY AND SUSAN K. HUTCHISON-BEASLEY

WITNESS MY HAND AND OFFICIAL SEAL

Liz Svenningsen
NOTARY PUBLIC



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1220-13-801-012
 b) _____
 c) _____
 d) _____

2. Type of Property:
- | | |
|--|--|
| a) <input type="checkbox"/> Vacant Land | b) <input checked="" type="checkbox"/> Sgl. Fam. Residence |
| c) <input type="checkbox"/> Condo/Twnhse | d) <input type="checkbox"/> 2-4 Plex |
| e) <input type="checkbox"/> Apt. Bldg. | f) <input type="checkbox"/> Comm'l/Ind'l |
| g) <input type="checkbox"/> Agricultural | h) <input type="checkbox"/> Mobile Home |
| <input type="checkbox"/> Other: _____ | |

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument No.:	_____
Book _____	Page _____
Date of Recording:	_____
Notes:	<u>Trust ok BC</u>

3. a. Total Value/Sale Price of Property: \$0.00
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)
 c. Transfer Tax Value: \$0.00
 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: from a trust without consideration

5. Partial Interest: Percentage Being Transferred: 100.00%

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 the 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: *Susan Hutchison* Capacity: _____ Grantor
 Signature _____ Capacity: _____ Grantee

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

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

Print Name: <u>the Hutchison Beasley Family Trust, Charles Beasley and Susan Hutchison,</u>	Print Name: <u>Charles L. Beasley and Susan K. Hutchison</u>
Address: <u>844 Regalia Ct</u>	Address: <u>844 Regalia Court</u>
City: <u>Gardnerville</u>	City: <u>Gardnerville</u>
State: <u>NV</u> Zip: <u>89410</u>	State: <u>Nevada</u> Zip: <u>89410</u>

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)

Print Name: First Centennial Title Company of Nevada Esc. #: 20000616-ES
 Address: 896 W Nye Ln., Suite 104
 City: Carson City State: NV Zip: 89703

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED