

A.P.N.: 142029711010  
File No: 1920-361652(Courtesy Deed) (VG)  
R.P.T.T.: \$0.0

When Recorded Mail To: Mail Tax Statements To:  
the Messer Family Trust  
1153 Country Club DR  
Minden, NV 89423

**GRANT, BARGAIN and SALE DEED**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

MESSER FAMILY TRUST WITH BETTE MESSER ACTING AS THE TRUSTEE

do(es) hereby GRANT, BARGAIN and SELL to

Bette M. Messer, as Trustee of the Messer Family Trust, dated September 1, 1988

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

**LOT 41, IN BLOCK D OF SARATOGA SPRINGS ESTATES, UNIT 1, A PLANNED UNIT DEVELOPMENT, AS SHOWN ON THE OFFICIAL MAP RECORDED IN THE OFFICE OF THE COUNTY RECORDER ON JUNE 16, 1990, IN BOOK 690, PAGE 525, AS DOCUMENT NO. 227472.**

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.

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

Date: 02/28/2020

Bette M. Messer, Trustee  
Bette M. Messer, Trustee

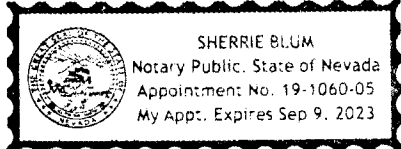
STATE OF **NEVADA** )  
 )  
 ) :SS.  
COUNTY OF **Douglas** )

This instrument was acknowledged before me on this:  
26th day of March, 2020

By: **THE BETTE MESSER TRUST**

By: Bette M. Messer / Its: Trustee

Notary Public  
(My commission expires: 9/9/23)



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 142029711010
- 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
- i)  Other \_\_\_\_\_

FOR RECORDERS OPTIONAL USE	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3. a) Total Value/Sales Price of Property: \$0.00
- b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )
- c) Transfer Tax Value: \$0.00
- d) Real Property Transfer Tax Due \$0.0

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: 3
- b. Explain reason for exemption:  
Correcting Vesting

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: Bette Messer, Trustee

Capacity: Agent

Signature: \_\_\_\_\_

Capacity: \_\_\_\_\_

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

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

Print Name: THE BETTE MESSER TRUST

Print Name: THE BETTE MESSER TRUST

Address: 1153 Country Club DR

Address: 1153 Country Club DR

City: Minden

City: Minden

State: NV Zip: 89423

State: NV Zip: 89423

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

First American Title Insurance  
Print Name: Company  
1620 West Fountainhead Parkway, Suite  
Address 600  
City: Tempe

File Number: 1920-361652 VG/ cd  
State: AZ Zip: 85282

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