

Assessor's Parcel Number:  
1320-26-002-005

Prepared By:  
Shelly M. Smith



KAREN ELLISON, RECORDER E07

**AFTER RECORDING RETURN TO:**

Shelly Smith  
15624 Scott Turner Rd E  
Eatonville, WA 98328

Mail Tax Statements to:  
Andrew L. Baudino and Rosmeary Baudino, Trustees  
Of the Andrew and Rosemary Baudino Revocable  
Truste dated December 20, 2012  
1664 E. Valley Rd  
Gardnerville, NV 89410

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**GRANT, BARGAIN AND SALE DEED**

On June 30, 2020 THE GRANTORS,

- Andrew L. Baudino and Rosemary Baudino, Husband and Wife as Joint tenants, with Right of Survivorship

for and in consideration of: One Dollar (\$1.00) and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEES:

Andrew L. Baudino and Rosemary Baudino, Trustees of the Andrew and Rosemary Baudino Revocable Trust dated Decemer 20, 2012

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

That portion of the West ½ of Section 26, Township 13 North, Range 20 East, M.D.B.&M, in the County of Douglas, State of Nevada, being more particularly described as follows:

**PARCEL 1:**

Beginning at the Southeast corner of Parcel 13-D, as said parcel is shown on the JOHN S. SHAHIN PARCEL MAP as said map was recorded in Book 1189, at Page 2369 as Document No. 214981; thence North 89°01'53" West, 1775.00 feet; thence North 0°52'15" East, 245.47 feet; thence South 89°02'02" East, 1,775 feet; thence South 0°52'15" West, 245.55 feet to the point of beginning.

Reserving therefrom a non-exclusive easement for roadway and public utilities over and across the East 50 feet of said land.

Said parcel contains easements for access and public utility purposes as shown on the Record of Survey filed in support of this Lot Line Adjustment, recorded as September 18, 1990 in Book 990 of Official Records at Page 2409, Douglas County, Nevada, as Document No. 234827.

The parcel described above replaces Parcel 13-D as shown per said Document No. 214981 and is now shown as 13-D-1 on the above mentioned Record of Survey.

**PARCEL 2-A:**

Non exclusive access and utility easements for ingress and egress as set forth on that certain Record of Survey for Nevis Industries, Inc., filed for record in the office of the County Recorder of Douglas County Nevada, on December 23, 1980 as Document No. 51917 of Official Records.

PARCEL 2-B:

Access and utility easement, with incidents thereto, as conveyed in instrument recorded November 2, 1990 in Book 1190 of Official Records at Page 196, Douglas County, Nevada, as Document No. 238005.

Beverly A. LaMotte, wife of the grantee herein, joins in the execution of this conveyance to divest all of her right, title and interest in and to the herein described real property, community or otherwise, that she may have or be presumed to have by reason of her marriage to the Grantee.

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;

NOTE: The above metes and bounds description appeared previously in that certain Grant, Bargain and Sale Deed recorded in the office of the County Recorder of Douglas County, Nevada on September 2, 2011, as Document No. 789066 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.

TAX PARCEL NO: 1320-26-002-005

Dated June 30, 2020

  
ANDREW L. BAUDINO

  
ROSEMARY BAUDINO

STATE OF NEVADA )

) ss

COUNTY OF Douglas )

I certify that I know or have satisfactory evidence that ANDREW L. BAUDINO and ROSEMARY BAUDINO are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

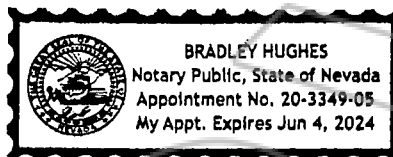
GIVEN under my hand and official seal this 2<sup>nd</sup> day of July, 2020.



Notary Public in and for the State of Nevada

residing at Gardnerville, NV

My appointment expires: June 4, 2024



COOPER

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a. 1320-26-002-005  
 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 ONLY**  
 Book \_\_\_\_\_ Page \_\_\_\_\_  
 Date of Recording: \_\_\_\_\_  
 Notes: It's just OK.

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

4. **If Exemption Claimed**  
 a. Transfer Tax Exemption, per NRS 375.090, Section 7  
 b. Explain Reason for Exemption: From individual to Trust - Trust Cert attached  
without consideration SC

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 Shelburn Smith Capacity Assistant  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
 (REQUIRED)  
 Print Name: Andrew and Rosemary Baudino  
 Address: 1604 E. Valley rd  
 City: Gardnerville  
 State: Zip: NV 89410

**BUYER (GRANTEE) INFORMATION**  
 (REQUIRED)  
 Print Name: Andrew and Rosemary Baudino  
 Address: 1604 E. Valley rd  
 City: Gardnerville  
 State: Zip: NV 89410

**COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)**  
 Print Name: Sandra Contreras Escrow No.: \_\_\_\_\_  
 Address: 807 SEAN DR  
 City, State, Zip: CARSON CITY, NV, 89701

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED