

APN# 1421-000-020-07



KAREN ELLISON, RECORDER

E05

Recording Requested by/Mail to:

Name: KARIN F. ROSSER

Address: 2721 JUNIPER VALLEY RANCH

City/State/Zip: MINDEN NV 89423

Mail Tax Statements to:

Name: KARIN & KELLY ROSSER

Address: 2721 JUNIPER VALLEY RANCH RD

City/State/Zip: MINDEN NV 89423

QUITCLAIM DEED

Title of Document (required)

----- (Only use if applicable) -----

The undersigned hereby affirms that the document submitted for recording DOES contain personal information as required by law: (check applicable)

Affidavit of Death – NRS 440.380(1)(A) & NRS 40.525(5)

Judgment – NRS 17.150(4)

Military Discharge – NRS 419.020(2)

K.F. Rosser

Signature

Printed Name

This document is being (re-)recorded to correct document # _____, and is correcting

NV Deed-Quitclaim 1

Affix I.R.S. § _____

QUITCLAIM DEED

In consideration of \$ _____, receipt of which is acknowledged
KARIN FORD ROSSER, formerly known as
KARIN F. AMANN

do _____ hereby quitclaim to KARIN FORD ROSSER
AND BRIAN KELLY ROSSER

_____ the real property in the
County of DOUGLAS State of Nevada, described as:

Dated: _____ APR 14 21:00:020-17
2721 JUNIPER VALLEY
RANCH RD, MINDEN
NV 89423

SEE ATTACHED DEED
FOR LEGAL DESCRIPTION

STATE OF NEVADA)

) ss

COUNTY OF DOUGLAS)

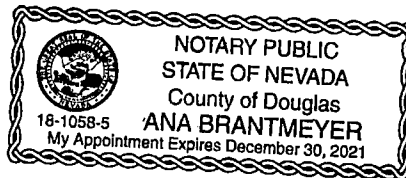
On 7/13/20 before me, the undersigned, a Notary Public in and for said
County and State, personally appeared KARIN FORD ROSSER

* * * * *

known to me to be the person ___ described in and who executed the foregoing instrument, who
acknowledged to me that he executed the same freely and voluntarily and for the uses and
purposes therein mentioned.

WITNESS my hand and official seal.

ANA BRANTMEYER
Notary Public in and for Said County and State



ESCROW NO.]

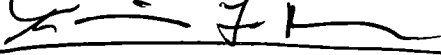
ORDER NO.]

WHEN RECORDED MAIL TO: KARIN + KELLY ROSSER

2721 JUNIPER VALLEY RANCH RD, MINDEN NV 89423

SPACE BELOW FOR RECORDER'S USE ONLY

No guidelines are available for this form at this time.


KARIN FORD ROSSER

COPY

DOUGLAS COUNTY, NV 2018-913382
RPTT:\$331.50 Rec:\$35.00
\$366.50 Pgs=3 04/24/2018 10:13 AM
FIRST AMERICAN TITLE MINDEN
KAREN ELLISON, RECORDER

A.P.N.: 1421-00-002-017
File No: 143-2539183 (NF)
R.P.T.T.: \$331.50

When Recorded Mail To: Mail Tax Statements To:
Karin Amann
818 Long Valley Road
Gardnerville, NV 89460

GRANT, BARGAIN and SALE DEED

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

Raymond Shay and Toni Shay, as Trustees of The Raymond Shay and Toni Shay
Revocable Trust dated 10/24/2014

do(es) hereby *GRANT, BARGAIN and SELL* to

Karin Amann, an unmarried woman

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

A PARCEL OF LAND LOCATED IN THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 14 NORTH, RANGE 21 EAST, M.D.B.&M., DOUGLAS COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL ONE:

COMMENCING AT A FOUND BRASS CAP, WHICH IS THE WEST 1/4 CORNER OF SECTION 31, TOWNSHIP 14 NORTH, RANGE 21 EAST, M.D.B.&M., PROCEED NORTH 86°50'50" EAST, 1,176.59 FEET, TO THE TRUE POINT OF BEGINNING, WHICH IS THE SOUTHWEST CORNER OF THE PARCEL; PROCEED THENCE NORTH 00°08'30" WEST, 337.34 FEET TO THE NORTHWEST CORNER OF THE PARCEL; THENCE NORTH 89°50'50" EAST, 1,293.04 FEET, TO THE NORTHEAST CORNER OF THE PARCEL; THENCE SOUTH 00°08'30" EAST, 337.34 FEET TO THE SOUTHEAST CORNER OF THE PARCEL, AND ALSO THE CENTER OF SECTION 31; THENCE SOUTH 86°50'50" WEST, 1,293.04 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL TWO:

AN EASEMENT FOR PUBLIC ACCESS AND UTILITY PURPOSES, 50 FEET IN WIDTH OVER THE EXISTING UNIMPROVED ROADWAY WHICH CROSSES THE PARCEL IN A NORTH-NORTH WEST DIRECTION, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTHERLY BOUNDARY OF THE PARCEL, 605.2 FEET FROM THE SOUTHEAST CORNER OF THE PARCEL; PROCEED NORTH

32°22'34" WEST, 517.55 FEET; NORTH 16°59'10" WEST, 228.70 FEET; NORTH 12°06'42" WEST, 44.85 FEET; NORTH 14°36'02" WEST, 265.67 FEET; NORTH 28°27'50" WEST, 126.06 FEET; AND NORTH 23°05'39" WEST, 466.78 FEET, TO THE TERMINATION OF THE EASEMENT, 439.90 FEET FROM THE NORTHWEST CORNER OF THE PARCEL DESCRIBED IN DEED RECORDED APRIL 29, 1977, IN BOOK 477, AT PAGE 1660 AS DOCUMENT NO. 08854.

EXCEPT THEREFROM ALL THAT PORTION OF SAID LAND LYING WITHIN THE BOUNDARY OF THE HEREINABOVE FIRST MENTIONED PARCEL.

PARCEL THREE:

AN EASEMENT FOR PUBLIC ACCESS AND UTILITIES, 50 FEET IN WIDTH, BEGINNING AT A POINT ON THE NORTHERLY BOUNDARY OF PARCEL 1 LEGAL DESCRIPTION SET FORTH IN VARIOUS DEEDS OF RECORD, ONE AMONG THEM BEING RECORDED SEPTEMBER 24, 1984 IN BOOK 984, PAGE 2291, AS DOCUMENT NO. 107127, OF OFFICIAL RECORDS, 439.90 FEET FROM THE NORTHWEST CORNER OF THE PARCEL, AND EXTENDING THENCE NORTH 0°08'30" WEST, 337.34 FEET, ACROSS THE WESTERLY 50 FEET OF THE ROUTT PROPERTY, TO THE TERMINATION ON THE NORTHERLY BOUNDARY OF THE ROUTT PROPERTY, IN DEED RECORDED NOVEMBER 5, 1971 IN BOOK 93 AT PAGE 130 AS DOCUMENT NO. 55321-A

THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED NOVEMBER 12, 2003 IN BOOK 1103, PAGE 4868, AS DOCUMENT NO. 596502.

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.

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.

Date: 03/09/2018

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1421-000-020-17
 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: _____	

3. Total Value/Sales Price of Property: \$ 0
 Deed in Lieu of Foreclosure Only (value of property) _____
 Transfer Tax Value: \$ _____
 Real Property Transfer Tax Due: \$ _____

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section # 5
 b. Explain Reason for Exemption: Add husband to title and change to married name

5. Partial Interest: Percentage being transferred: _____ %

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 [Handwritten Signature] Capacity Grantor

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: KARIN FORD ROSSER
 Address: 2721 JUNIPER VALLEY RANCH RD
 City: MINDEN
 State: NV Zip: 89423

Print Name: ~~SAME~~ KARIN FORD ROSSER AND BRIAN KELLY ROSSER
 Address: 2721 JUNIPER VALLEY RANCH RD
 City: MINDEN
 State: NV Zip: 89423

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

Print Name: _____ Escrow # _____
 Address: _____
 City: _____ State: _____ Zip: _____

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