

DECLARATION OF HOMESTEAD



Assessor's Parcel Number (APN): 1421-000-020-17 or
Assessor's Manufactured Home ID Number: _____

KAREN ELLISON, RECORDER

Recording Requested by and Mail to:
Name: KARIN F. ROSSER
Address: 2721 JUNIPER VALLEY RANCH RD
City/State/Zip: MINDEN, NV 89423

Check One:
 Married (filing jointly) Married (filing individually)
 Widowed Single Person Multiple Single Persons Head of Family
 By Wife (filing for joint benefit of both) By Husband (filing for joint benefit of both)
 Other (describe): _____

Check One:
 Regular Home Dwelling/Manufactured Home Condominium Unit Other

Name on Title of Property:
KARIN FORD ROSSER

do individually or severally certify and declare as follows:
KARIN FORD ROSSER AND BRIAN KELLY ROSSER
is/are now residing on the land, premises (or manufactured home) located in the city/town of
MINDEN, County of DOUGLAS, State of Nevada, and
more particularly described as follows: (set forth legal description and commonly known street address
or manufactured home description)

2721 JUNIPER VALLEY RANCH RD MINDEN, NV 89423
(APN 1421-000-020-17) SEE ATTACHED DEED FOR LEGAL DESCRIPTION.

I/We claim the land and premises hereinabove described, together with the dwelling house thereon, and its appurtenances, or the described manufactured home as a Homestead.

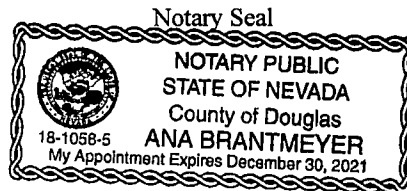
In witness, Whereof, I/we have hereunto set my hand/our hands this 13 day of JULY, 2020

[Signature]
Signature
KARIN FORD ROSSER
Print or type name here

[Signature]
Signature
Brian Kelly Rosser
Print or type name here

STATE OF NEVADA, COUNTY OF Douglas This instrument was acknowledged before me on 7/13/20 (date)

By Karin Ford Rosser
Person(s) appearing before notary
By Brian Kelly Rosser
Person(s) appearing before notary
[Signature]
Signature of notarial officer



CONSULT AN ATTORNEY IF YOU DOUBT THIS FORM FITS YOUR PURPOSE.

NOTE: Do not write in 1-inch margin. Rev.Feb 2010

DOUGLAS COUNTY, NV
RPTT:\$331.50 Rec:\$35.00
\$366.50 Pgs=3
FIRST AMERICAN TITLE MINDEN
KAREN ELLISON, RECORDER

2018-913382

04/24/2018 10:13 AM

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