

DOUGLAS COUNTY, NV **2020-953928**  
RPTT:\$741.00 Rec:\$40.00  
\$781.00 Pgs=3 10/05/2020 03:41 PM  
SIGNATURE TITLE - ZEPHYR COVE  
KAREN ELLISON, RECORDER

APN: 1023-17-001-006

**RECORDING REQUESTED BY:**  
SIGNATURE TITLE COMPANY LLC  
1664 US HWY 395 NORTH, SUITE 105  
MINDEN, NV 89423

**MAIL RECORDABLE DOCS AND  
Tax Statements to:**  
**Thomas P. Clougher and Tami D. Clougher,**  
**Trustees of The Clougher Trust**  
1647 Saint Norbert Dr  
Danville, CA 94526

ESCROW NO: 44000082-NF4

RPTT \$ 741.00

**GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH: That **Robert James and Gay James, Trustees of the James Family Trust dated January 10, 2006**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell, and Convey to:

**Thomas P. Clougher and Tami D. Clougher, Trustees of The Clougher Trust, dated May 16, 2017**

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

**SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.**

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

Robert James and Gay James, Trustees of the James  
Family Trust dated January 10, 2006

Robert James, Trustee  
Robert James, Trustee

Gay James, Trustee  
Gay James, Trustee

STATE OF CA  
COUNTY OF Butte

} ss:

This instrument was acknowledged before me on 9/26/2020

by Robert James and Gay James

[Signature] (seal)  
Notary Public



**EXHIBIT A**  
**Legal Description**

A parcel of land located within portions of Sections 16 & 17, Township 10 North Range 23 East, MDM, Douglas County, Nevada being more particularly described as follows:

**BEGINNING** at the Northeast corner of said Section 16;

Thence along the North line of said Section 16, S. 89°47'00" E., 1078.51 feet to the Northeast corner of Parcel 4 as shown on Map of Division into Large Parcels, File No. 616422, Official Records, Douglas County, Nevada;

Thence along the Northeasterly line of said Parcel 4 S. 45°50'43" E., 1021.55 feet to the Southeasterly corner thereof;

Thence along the Southerly line of said parcel, S. 64°11'38" W., 1182.29 feet;

Thence N. 09°34'05" W., 771.95 feet;

Thence N. 89°36'36" W., 1945.51 feet to a point on the West line of the Northeast ¼ of the Northeast ¼ of said Section 17;

Thence along said West line, N. 01°49'52" E., 468.35 feet to the East 1/16 corner of Sections 8 and 17 of said Township;

Thence along the North line of said Section 17, S. 89°28'04" E., 1311.83 feet to the POINT OF BEGINNING.

**Basis of Bearing:**

The North line of Section 16 T., 10N, R. 23E, MDM per BLM Township Plat dated August 7, 1877 (N. 89°47'00" W.)

**PURSUANT TO NRS SECTION 111.312, THE ABOVE LEGAL DESCRIPTION IS THE SAME PROPERTY CONVEYED IN DEED RECORDED December 13, 2006 AS INSTRUMENT NO. 0690689.**

APN: 1023-17-001-006

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a. 1023-17-001-006  
 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. a. Total Value/Sales Price of Property: \$ 190,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_  
 c. Transfer Tax Value \$ 190,000.00  
 d. Real Property Transfer Tax Due: \$ 741.00

4. **If Exemption Claimed**  
 a. Transfer Tax Exemption, per NRS 375.090, Section \_\_\_\_\_  
 b. Explain Reason for Exemption: \_\_\_\_\_

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 [Signature] Capacity Officer  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION  
(REQUIRED)**  
 Print Name: Robert James and Gay James,  
 Trustees of the James Family Trust dated January  
 10, 2006  
 Address: 4990 Rich Bar Rd  
 City: Chico  
 State: CA Zip: 95928

**BUYER (GRANTEE) INFORMATION  
(REQUIRED)**  
 Print Name: Thomas P. Clougher and Tami D.  
 Clougher, Trustees of The Clougher Trust, dated  
 May 16, 2017  
 Address: 1647 Saint Norbert Dr  
 City: Danville  
 State: CA Zip: 94526

**COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)**  
 Print Name: Signature Title Company LLC      Escrow No.: 44000082-440-NF4  
 Address: 1664 US Hwy 395 North, Suite 105  
 City, State, Zip: Minden, NV 89423

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED