

DOUGLAS COUNTY, NV
RPTT:\$0.00 Rec:\$40.00
\$40.00 Pgs=5
ETRCO
KAREN ELLISON, RECORDER
2020-954633
10/16/2020 12:23 PM
E03

APN# : 1318-09-810-105

Recording Requested By:
Western Title Company, LLC
Escrow No.: 119710-WLD

When Recorded Mail To:
Donald R. Swichard, Trustee
2478 Walden View Ln
Lincoln, CA 95648

Mail Tax Statements to: (deeds only)
same as above

(space above for Recorder's use only)

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons.
(Per NRS 239B.030)

Signature _____ **Wendy Dunbar** _____ **Escrow Officer**

****Re-recording document no. 0654790 to correct legal description**

Grant, Bargain, Sale Deed

This page added to provide additional information required by NRS 111.312
(additional recording fee applies)

EXHIBIT "A"

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

PARCEL 1:

A parcel of land located within the Southeast 1/4 of Section 9, Township 13 North, Range 18 East, M.D.B.&M., Douglas County, Nevada, being more particularly described as follows:

BEGINNING at the Northwesterly corner of Lot 137 as shown on the Amended Map of Subdivision No. 2 of Zephyr Cove Properties, Inc., File No. 267 of the Douglas County Recorder's Office, said point bears South 81°40'04" West, 175.33 feet from a 5/8" rebar tagged LS No. 5091 on the Westerly right-of-way line of U.S. Highway 50 at Engineer's Station "0" 179+39.24 and being the Southeast corner of the Presbyterian Church parcel as shown on Record of Survey, File No. 157951 of the Douglas County Recorder's Office; thence North 89°45'23" East, along the Northerly line of said Lot 137, 132.23 feet to the Northeast corner thereof; thence North 89°45'23" East, 13.11 feet to a point on the top of an existing slope; thence South 06°10'34" East, along said top of slope, 71.01 feet; thence South 89°45'23" West, 15.46 feet to the Northeast corner of the Dellagata parcel as recorded in Book 888 at Page 3150 as Document No. 184654 of the Douglas County Recorder's Office; thence South 89°45'23" West, along the Northerly line of said Dellagata parcel, 93.50 feet to the Northwest corner thereof; thence North 32°00'00" West, along the Westerly line of said Lot 137, 83.06 feet to the POINT OF BEGINNING.

PARCEL 2:

Together with a Landscape Easement as described in document from Marla Bay General Improvement District, a political subdivision of the State of Nevada, filed for record in the office of the Douglas County Recorder, State of Nevada, on March 16, 1999, in Book 399, at Page 3782, as Document No. 463428, Official Records.

PARCEL 3:

Further together with an Access and Landscape Easement as described in document from Joseph Francis O'Neill, et al, filed for record in the office of the Douglas County Recorder, State of Nevada, on August 7, 2002 in Book 802, at Page 1688, as Document No. 548857, Official Records.

**Assessor's Parcel Number(s):
1318-09-810-105**

COPY

ASSESSORS PARCEL NO. 1318-09-810-105

This document prepared by (and after recording return to):)

Name: Don Swickard)

Firm/Company:)

Address: 76607 PO Box 415)

Daffodil Dr Zephyr Cove NV)

:Palm Desert Ca 89448)

Zip: 92211 775 588 4284)

Phone: 760-345-6600)

Douglas County - NV
Werner Christen - Recorder
Page: 1 of 2 Fee: 15.00
BK-0905 PG- 3601 RPTT: # 5



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GRANT, BARGAIN, SALE DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS (\$10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **DONALD R SWICKARD** and **AILEEN J SWICKARD**, TRUSTEES OF THE **DON SWICKARD FAMILY TRUST DATED AUG 15, 1987** hereinafter referred to as "Grantors", do hereby grant, bargain, sell, and convey unto the following, hereinafter referred to as the GRANTEE'S:

A 12.0% (twelve percent) share of the below described property as equal tenants in common TO:

DONNA LYN VAN DILLEN, A MARRIED WOMAN, AS HER SEPARATE PROPERTY
ROBERT WAYNE SWICKARD: A MARRIED MAN, AS HIS SEPARATE PROPERTY
SCOTT STEVEN SWICKARD, A MARRIED MAN, AS HIS SEPARATE PPROPERTY

Lot 137, block G, Assessment parcel 05-116-01 Douglas County, state of Nevada, as shown on the amended map of subdivision No. 2—Zephyr Cove Properties, Inc. Section 9 and 10, Township 13 North Range 18 East, M.D.B. and M, also known as 649 Job Ln., Marla Bay, Zephyr Cove Nevada.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD 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.

GRANTORS do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantors are lawfully seized in fee simple of said premises;

that the premises are free from all encumbrances, unless otherwise noted above; that Grantors have a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

WITNESS Grantor(s) hand(s) this the 12 day of Aug, 2005

Donald R Swickard
Grantor

{Type Name} Donald R Swickard

Aileen J Swickard
Grantor

{Type Name} Aileen J Swickard

STATE OF CA

COUNTY OF Riverside

8/12/05

This instrument was acknowledged before me on Michele M. Lulow (date) by Michele M. Lulow (name(s) of person(s)).

Michele M. Lulow
Notary Public

Printed Name: Michele M. Lulow

(Seal)

My Commission Expires:

5/17/2006



Grantor(s) Name, Address, phone:
D R Swickard and Aileen J Swickard
Trustees of the Don Swickard family
Trust dated 8/15/87
76607 Daffodil Dr
Palm Desert Ca 92211
760-345-6600

Grantee(s) Name, Address, phone:

SEND TAX STATEMENTS TO GRANTORS

I, Karen Ellison, certify that the foregoing instrument is a full, true and correct copy of the original on file in the office of the Recorder of Douglas County, Nevada. Per NRS 239B, the SSN shall be redacted, but in no way affects the legality of the document.

Witness my hand this 23rd of September, 2020

By: Jodi Stovall
Jodi Stovall - Deputy Recorder



STATE OF NEVADA
DECLARATION OF VALUE

1. Assessors Parcel Number(s)
a) 1318-09-810-105

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
NOTES: _____

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

4. If Exemption Claimed:
a. Transfer Tax Exemption, per NRS 375.090, Section: #3
b. Explain Reason for Exemption: rerecording document no. 0654790 to correct legal description

5. Partial Interest: Percentage being transferred: 12%

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 disallowance of any claimed exception, 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: _____ Capacity Escrow agent
Signature: _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Donald R. Swickard and Aileen J. Swickard,
Trustees, The Don Swickard Family Trust
Address: 2478 Walden View Lane
City: Lincoln
State: CA Zip: 95648

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Donna Lyn Van Dillen, Robert Wayne
Swickard, Scott Steven Swickard
Address: 2478 Walden View Lane
City: Lincoln
State: CA Zip: 95648

COMPANY/PERSON REQUESTING RECORDING
(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Western Title Company, LLC Esc. #: 119710-WLD
Address: Douglas Office
1362 Highway 395, Ste. 109
City/State/Zip: Gardnerville, NV 89410