DOUGLAS COUNTY, NV

RPTT:\$0.00 Rec:\$40.00 \$40.00 Pgs=7 2020-954636

10/16/2020 12:23 PM

\$40.00 ETRCO

KAREN ELLISON, RECORDER

E03

Recording Requested By:

**APN#**: 1318-09-810-105

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

## When Recorded Mail To:

Donald R. Swichard, Trustee
2478 Walden View Ln
Lincoln, CA 95648

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. 0728135 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:

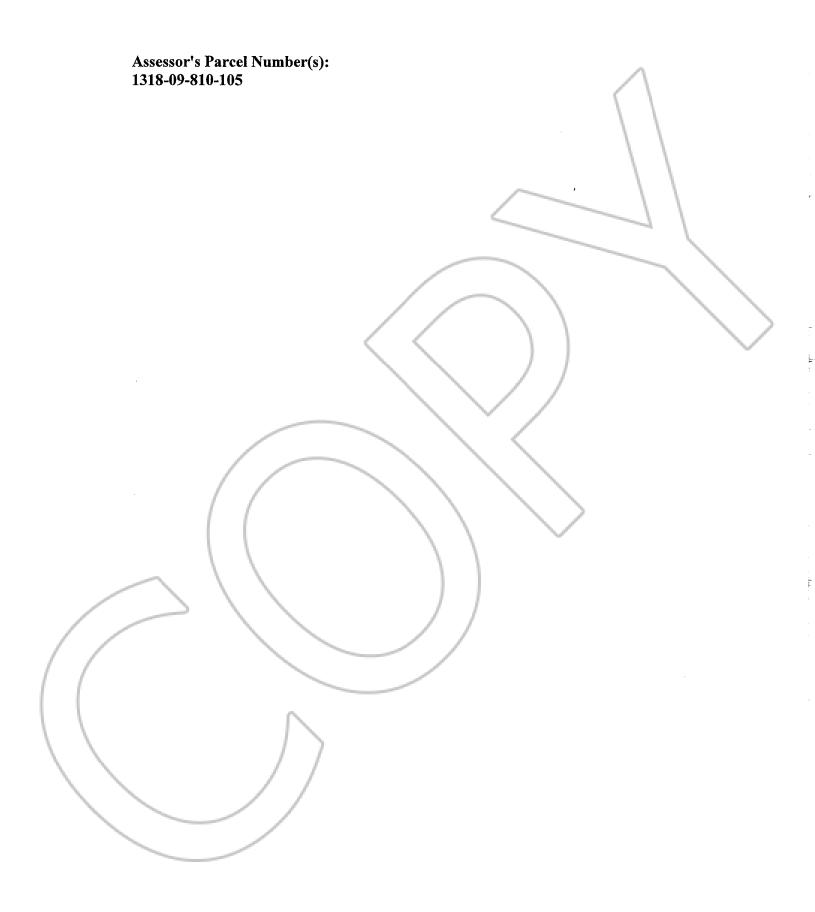
BEGINNING at the Northwesterly corner of Lot 137 as shown on the Amended Map of Subdivision No. 2 of Zephyr Cove Properties, Inc., File No. 267 of the Douglas County Recorder's Office, said point bears South 81°40'04" West, 175.33 feet from a 5/8" rebar tagged LS No. 5091 on the Westerly right-of-way 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.



DOC # 0728135 08/07/2008 11:57 AM Deputy: OFFICIAL RECORD

Requested By:
DONALD R SWICKARD

₽K

	DONALD R SWICKARD
ASSESSORS PARCEL NO. 1318-09-810-10. This document prepared by (and after recording return to):  Name: Don Swickard Firm/Company:  Address:76607 Daffodil Dr	Douglas County - NV Werner Christen - Recorder Page: 1 Of 3 Fee: 16.00 BK-0808 PG-1180 RPTT: #5
:Palm Desert Ca Zip:92211 Phone:760-345- 6600	) ————Above This Line Reserved For Official Use Only———

## 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 as the GRANTEE'S:

A 15.6% (FIFTEEN POINT 6) 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 PROPERTY

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 22 day of  $\sqrt{2}$ 

	10-12 R	lan	0
	Grantor {Type Name}Donald R Swickard		· \
	Grantor {Type Name} Aileen J Swickard	ela	şck
STATE OF (NOTA	ARY ATTACHED—PAGE 3)		
COUNTY OF			
This instrument was acknowledged before		(date) b	у
	(name(s) of person(s)).		
_ \ \	Notary Public		
	Printed Name:		
(Seal)			
My Commission Expires:			
Grantor(s) Name, Address, phone: D R Swickard and Aileen J Swickard	Grantee(s) Name, Address, phone	e:	
Trustees of the Don Swickard family Trust dated 8/15/87			
76607 Daffodil Dr			
Palm Desert Ca 92211	) (481)   481)   1881   1881   1882   1883   1881   1881	DV.	0808
760-345-6600	1   1   1   1   1   1   1   1   1   1	BK-	0000

0728135 Page: 2 Of 3

# CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT State of California County of Riverside personally appeared Donald personally known to me x proved to me on the basis of satisfactory évidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed DAJ. GROSSMANN same in his/her/their authorized the COMM. #1459372 capacity(ies), and that by his/her/their TARY PUBLIC - CALIFORNIA RIVERS!DE COUNTY signature(s) on the instrument the person(s), or MY COMM. EXPIRES DEC. 30, 2007 🗂 the entity upon behalf of which the person(s) acted, executed the instrument. WITNESS my hand and official seal. Place Notary Seal Above OPTIONAL Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document. Description of Attached Document Title or Type of Document: (-(211+ Deco **Document Date:** Number of Pages: Signer(s) Other Than Named Above: None Capacity(ies) Claimed by Signer Signer's Name: Donald R. Swick and ☐ Individual ☐ Corporate Officer — Title(s): ☐ Partner — ☐ Limited ☐ General ☐ Attorney in Fact Trustee Guardian or Conservator

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. □ Other:

Signer Is Representing:

Prod. No. 5907

Reorder: Call Toll-Free 1-800-876-6827



BK- 0808 PG- 1182 18/07/2008



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 reducted, but in no way affects the legality of the document.

Witness my hand this 23rd of September, 2020

Jod Stovall - Deputy Recorder

## STATE OF NEVADA **DECLARATION OF VALUE**

1.	Assessors	<b>Parcel</b>	Number	(s)	)
----	-----------	---------------	--------	-----	---

a) 1318-09-810-105

2.	Type of Property:		FOR RECO	RDERS OPTIC	ONAL U	SE ONLY
8	a) 🗌 Vacant Land	b) ⊠ Single Fam. Res.	NOTES:			
(	c) 🗆 Condo/Twnhse	d) □ 2-4 Plex				\ \
	e) 🗆 Apt. Bldg	f) Comm'l/Ind'l			-	1
	g)  Agricultural	h) ☐ Mobile Home				4
	Other	, =			The state of the s	/
		<del></del>				
			\$0			
	tal Value/Sales Price of Pro					\\
	ed in Lieu of Foreclosure On		#0	_/_/_		
	ansfer Tax Value: al Property Transfer Tax Duc		<u>\$0</u> \$0	$\rightarrow$		
NC	ar Property Transfer Tax Due		20			
4. If I	Exemption Claimed:	\		/ /		
a.	Transfer Tax Exemption, p	er NRS 375.090, Section: #3		/ /		
b.	Explain Reason for Exemp	tion: rerecording document no	. 0728135 to com	ect legal descripti	on	
			1			
	artial Interest: Percentage					
The u	indersigned declares and ac	knowledges, under penalty of	perjury, pursua	nt to NRS 375.0	60 and N	RS 375.110, that the
inform	nation provided is correct to	the best of their information as	nd belief, and car	be supported by	document	ation if called upon to
substa	intiate the information provides	led herein. Furthermore, the	disallowance of	any claimed excer	ption, or o	other determination of
additio	onai tax due, may result in a	penalty of 10% of the tax due	olus interest at 19	6 per month.	}	
Pursu	ant to NRS 375 030 the Bu	yer and Seller shall be joint	v and severally	liable for any add	ditional a	mount owed
Signa	iture:	yey and sener shan be joint	Capac			) Od in it
Ü					, <del>,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,</del>	<del>ageres</del>
Signa	iture:		Capac	ity		
SELI	LER (GRANTOR) INI	FORMATION	BUYER	(GRANTEE)	INFOR	MATION
1	(REQUIRED)		/ /	(REQUIRED)_		
Print .		rd and Aileen J. Swickard,	Print Name:	Donna Lyn Var		
Addre		Swickard Family Trust		Swickard, Scot		
Addre	ess: 2478 Walden View Lincoln	м гапе	Address:	2478 Walden V	1ew Lane	
State:		<b>Zip:</b> 95648	City: State:	Lincoln CA	7in·	95648
Statt.	<u>CA</u>		_ State.	CA	_ Zip:	93048
COM	PANY/PERSON REQUES	TING 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

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)