

2020-955319

10/28/2020 09:06 AM

APN: 1418-15-511-020

RECORDING REQUESTED BY:
SIGNATURE TITLE COMPANY LLC
212 ELKS POINT ROAD, SUITE 445, PO
BOX 10297
ZEPHYR COVE, NV 89448

**MAIL RECORDABLE DOCS AND
Tax Statements to:**
Tamra L Brown
PO Box 323
Glenbrook, NV 89413

ESCROW NO: 11001146-JML

RPTT \$7,312.50

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Edward G Stevenson and Trudy F Stevenson Trustees of the Stevenson Family Trust dated January 5, 1998

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

Tamra L. Brown, Trustee of the T.L.B. Revocable Trust U/A dated April 17, 2003, as amended.

all that real property situated in the City of Glenbrook, 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.

Edward G Stevenson and Trudy F Stevenson Trustees
of the Stevenson Family Trust dated January 5, 1998

Edward G Stevenson
Edward G Stevenson, Trustee

Trudy F Stevenson
Trudy F Stevenson, Trustee

STATE OF NEVADA
COUNTY OF Washoe

} ss:

This instrument was acknowledged before me on October 23, 2020.

by Edward G. Stevenson and Trudy F. Stevenson

Heather Barnes (seal)
Notary Public



EXHIBIT A
Legal Description

Parcel 1:

Lot 7, as shown on the Twelfth Amended Plat Map of UPPAWAY, filed in the office of the County Recorder of Douglas County, Nevada on December 31, 1991, in Book 1291, Page 4703, as Document No. 1991-268134

Parcel 2:

An exclusive easement over, under and across that common area shown on the Map of Uppaway, filed for record on May 21, 1976, Document No. 394, more particularly described as follows:

Beginning at a point on the Easterly line of Uppaway which bears South 66°29'53" East 60.74 feet from the Southeast corner of Lot 7;

Thence along a curve concave to the Southeast with a radius of 900.00 feet, a central angle of 8°45'59", and an arc length 137.57 feet, the chord of said curve bears South 22°06'52" West 137.57 feet;

Thence North 65°58'29" West 59.52 feet;

Thence along a curve concave to the West length of 22.55 feet;

Thence North 0°50'11" West 65.99 feet;

Thence North 09°10'19" East 52.07 feet;

Thence North 33°23'50" East 25.62 feet;

Thence South 71°16'49" East 73.79 feet;

Thence South 56°10'23" East 12.19 feet;

Thence 48°44'50" East 30.35 feet;

Thence South 19°22'00" West 41.89 feet;

Thence along a curve concave to the Southeast with a radius of 650.00 feet, a central angle of 04°04'24" and an arc length of 46.21 feet, the chord of said curve bears South 23°18'34" West 46.20 feet to the true point of beginning.

NOTE: The above metes and bounds legal description appeared previously in that certain document recorded September 2, 2003, in Book 903, Page 217, as Document No. 588450.

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STATE OF NEVADA DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)
- a. 1418-15-511-020
 - b. _____
 - c. _____
 - d. _____

2. Type of Property:
- a. Vacant Land
 - b. Single Fam. Res.
 - c. Condo/Twnhse
 - d. 2-4 Ptex
 - 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: \$ 1,875,000.00
- b. Deed in Lieu of Foreclosure Only (value of property) \$ _____
- c. Transfer Tax Value \$ 1,875,000.00
- d. Real Property Transfer Tax Due: \$ 7,312.50

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

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 _____	Capacity <u>Grantor</u>
Signature <u>Tamra L. Brown, Trustee</u>	Capacity <u>Grantee</u>

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

Print Name: Edward G Stevenson and Trudy F Stevenson Trustees of the Stevenson Family Trust dated January 5, 1998

Address: 3511 Cheechak Cr

City: Ren

State/Zip: 89512

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Print Name: Tamra L. Brown, Trustee of the T.L.B. Revocable Trust U/A dated April 17, 2003, as amended.

Address: PO Box 323

City: Glenbrook

State/Zip: NV 89413

COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)

Print Name: Signature Title Company LLC Escrow No.: 11001146-110-JML

Address: 212 Elks Point Road, Suite 445, PO Box 10297

City, State, Zip: Zephyr Cove, NV 89448

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED