

DOUGLAS COUNTY, NV **2020-956831**
RPTT:\$5050.50 Rec:\$40.00
\$5,090.50 Pgs=4 11/20/2020 02:13 PM
FIRST AMERICAN TITLE MINDEN
KAREN ELLISON, RECORDER

A.P.N.: 1022-07-002-019, 1022-07-002-016, 1022-07-002-017
File No: 143-2603197 (mk)
R.P.T.T.: \$5,050.50

When Recorded Mail To: Mail Tax Statements To:
Jerome M. Johnson and Mary Joyce Johnson living trust
dated
2790 Feather River Blvd
Oroville , CA 95965

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Dunham Trust Company, as Trustee of the Ruth L. Carney Revocable Living Trust, dated November 25, 2003

do(es) hereby *GRANT, BARGAIN and SELL* to

Jerome M. Johnson and Mary Joyce Johnson Trustees of the Jerome M. Johnson and Mary Joyce Johnson Living trust dated 12/6/2012 as to an undivided 75% and Jerome A. Johnson, an unmarried man as to an undivided 25%

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

BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 10 NORTH, RANGE 22 EAST, FURTHER DESCRIBED AS FOLLOWS:

PARCEL 1:

ALL PORTIONS OF THE FORMER U.S. HIGHWAY 395, ROAD RIGHT OF WAY AS DEFINED IN THE RELINQUISHMENT TO DOUGLAS COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF NEVADA, BY THAT CERTAIN INDENTURE RECORDED JULY 26, 1982, IN BOOK 782, PAGE 1415, AS DOCUMENT NO. 69637 OF THE OFFICIAL RECORDS AS CONTAINED WITHIN THE WEST 1/4 OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 7.

EXCEPTING THEREFROM A FIFTY FOOT (RADIUS) CUL-DE-SAC, THE CENTERPOINT OF WHICH IS DEFINED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 18, TOWNSHIP 10 NORTH, RANGE 22 EAST, M.D.B. & M., THENCE SOUTH 89°31'00" WEST A DISTANCE OF 1919.22 FEET TO A POINT ON THE PHYSICAL ROAD CENTERLINE (1939 CONSTRUCTION) OF FORMER U.S. HIGHWAY 395; THENCE NORTH 00'29" WEST, A DISTANCE OF 38.76 FEET TO THE CENTER OF AFORESAID CUL-DE-SAC.

NOTE: THE ABOVE METES AND BOUND DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED SEPTEMBER 11, 1989, IN BOOK 989, PAGE 1094, AS INSTRUMENT NO. 210561.

PARCEL 2:

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH-QUARTER SECTION OWNER OF SECTION 7, TOWNSHIP 10 NORTH, RANGE 22 EAST, M.D.B. & M., THENCE NORTH ALONG THE WESTERLY BOUNDARY OF SAID SOUTHWEST 1/4 OF SOUTHEAST 1/4 OF SAID SECTION 7, A DISTANCE OF 791.41 FEET TO AN INTERSECTION WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF NEVADA STATE HIGHWAY ROUTE 3 (U.S. HIGHWAY 395), WHICH RIGHT OF WAY LINE IS 75 FEET SOUTHWESTERLY OF, MEASURED AT RIGHT ANGLES, AND PARALLEL WITH THE CENTERLINE OF SAID HIGHWAY; THENCE FROM A TANGENT WHICH BEARS SOUTH 35°06'53" EAST, CURVING TO THE LEFT ALONG THE SAID HIGHWAY RIGHT OF WAY LINE WITH A RADIUS OF 20,075 FEET THROUGH AN ANGLE OF 02°47'43" AN ARC DISTANCE OF 979.40 FEET TO AN INTERSECTION WITH THE SOUTH BOUNDARY OF SAID SECTION 7; THENCE SOUTH 89°34'30" WEST, ALONG SAID SECTION LINE, A DISTANCE OF 582.70 FEET TO THE POINT OF BEGINNING. EXCEPTING THAT PORTION IN DEED, EXECUTED FEBRUARY 20, 1962, BETWEEN ERNEST M. PELLKOFER AND PAULINE W. PELLKOFER TO STATE OF NEVADA (DEPARTMENT OF HIGHWAYS), RECORDED MARCH 15, 1962, IN BOOK 11, PAGE 130, OF OFFICIAL RECORDS, AS FILE NO. 19725.

ALSO EXCEPTING THAT PORTION CONVEYED BY DEED TO VERNER SWARD AND COLEEN SWARD, HUSBAND AND WIFE, RECORDED JUNE 7, 1965, IN BOOK 32, PAGE 29, DOUGLAS COUNTY, NEVADA, RECORDS.

NOTE: THE ABOVE METES AND BOUND DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED SEPTEMBER 11, 1989, IN BOOK 989, PAGE 1094, AS INSTRUMENT NO. 210561.

PARCEL 3:

WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 10 NORTH, RANGE 22 EAST, M.D.B. & M., EXCEPTING, HOWEVER, THE FOLLOWING DESCRIBED PROPERTY:

BEGINNING AT THE SOUTH QUARTER-SECTION CORNER OF THE ABOVE DESCRIBED SECTION 7; THENCE NORTH ALONG THE WESTERLY BOUNDARY OF SAID SOUTHWEST 1/4 SOUTHEAST 1/4 OF SECTION 7, A DISTANCE OF 791.41 FEET TO AN INTERSECTION WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF NEVADA STATE HIGHWAY ROUTE 3 (U.S. HIGHWAY 395) WHICH RIGHT-OF-WAY LINE IS 75 FEET SOUTHWESTERLY OF MEASURED AT RIGHT ANGLES, AND PARALLEL WITH THE CENTERLINE OF SAID HIGHWAY; THENCE FROM A TANGENT WHICH BEARS SOUTH 35°06'53" EAST, CURVING TO THE LEFT ALONG SAID HIGHWAY RIGHT-OF-WAY LINE WITH A RADIUS OF 20,075 FEET THROUGH AN ANGLE OF 02°47'43", AN ARC DISTANCE OF 979.40 FEET TO AN INTERSECTION WITH THE SOUTH BOUNDARY OF SAID SECTION 7; THENCE SOUTH 89°34'30" WEST, ALONG SAID SECTION LINE, A DISTANCE OF 582.70 FEET TO THE POINT OF BEGINNING.

FURTHER EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE RIGHT-OF-WAY LINE OF NEVADA STATE HIGHWAY ROUTE 3 (U.S. 395) BY INSTRUMENT CREATED BY META CHRISTENSEN RECORDED APRIL 24, 1940, IN BOOK V OF DEEDS, AT PAGE 424, DOUGLAS COUNTY, NEVADA.

NOTE: THE ABOVE METES AND BOUND DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED SEPTEMBER 11, 1989, IN BOOK 989, PAGE 1094, AS INSTRUMENT NO. 210561.

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.

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.

Dunham Trust Company or her successors, as
Trustee of the Ruth L. Carney Revocable Living
Trust, dated November 25, 2003

Elena Rodriguez
Elena Rodriguez, Trustee

Daniel Sands
Daniel Sands, Trustee

STATE OF NEVADA)
COUNTY OF Washoe) : ss.

This instrument was acknowledged before me on November 20, 2020 by
~~Elena Rodriguez and David Osgood~~ Daniel Sands trustees

[Signature]
Notary Public
(My commission expires: 9/9/23)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow
No. 143-2603197.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1022-07-002-019, 1022-07-002-016, 1022-07-002-017
 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

Book _____ Page: _____
 Date of Recording: _____
 Notes: _____

3. a) Total Value/Sales Price of Property: \$1,295,000.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$1,295,000.00
 d) Real Property Transfer Tax Due \$5,050.50

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 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: *mkelsh*

Capacity: *agent*

Signature: _____

Capacity: _____

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

Dunham Trust Company or her
 successors, as Trustee of the
 Ruth L. Carney Revocable Living

Print Name: Trust, dated November 25, 2003

Address: 241 Ridge Street Suite 100

City: Reno

State: NV Zip: 89501

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

Jerome M. Johnson and
 Mary Joyce Johnson living
 trust dated and Jerome A.

Print Name: Johnson

Address: 2790 Feather River Blvd

City: Oroville

State: CA Zip: 95965

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

First American Title Insurance

Print Name: Company

File Number: 143-2603197 mk/ mk

Address: 1663 US Highway 395, Suite 101

City: Minden

State: NV Zip: 89423

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)