

APN# : 1022-29-201-015

RPTT: \$0.00

DOUGLAS COUNTY, NV

2020-958010

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=4

12/11/2020 01:12 PM

ETRCO

KAREN ELLISON, RECORDER

E07

**Recording Requested By:**

Western Title Company

Escrow No.: 122050-WLD

When Recorded Mail To:

Lester D. Walkley and Sheryl L.

Radcliff-Walkley

3440 Fernley St.

Carroll, NV 89410

Mail Tax Statements to: (deeds only)

Same as Above

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

\_\_\_\_\_  
**Grant, Bargain, and Sale Deed**

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

## GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That

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

Lester D. Walkley and Sheryl L. Radcliff Waikley, Trustees of the Radcliff Family Trust dated June 22, 2005

do(es) hereby GRANT(s) BARGAIN SELL and CONVEY to

Lester D. Walkley and Sheryl L. Radcliff-Waikley, husband and wife as joint tenants

and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Gardnerville, County of Douglas State of Nevada bounded and described as follows:

See attached Exhibit A

TOGETHER with all tenements, hereditaments and appurtenances, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: 11/30/2020

**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 within Section 29, Township 10 North, Range 22 East, M.D.B.&M., Douglas County, Nevada, and more particularly described as follows:

Commencing at the Northwest Corner of Section 29, Township 10 North, Range 22 East, M.D.B.&M., which is marked by a GLO Brass Cap; thence South 31°12'22" East a distance of 2,725.18 feet to a 5/8" rebar with cap stamped PLS 3090 which is the TRUE POINT OF BEGINNING; thence South 00°15'24" West a distance of 329.74 feet to a 5/8" rebar with cap stamped PLS 3090; thence South 89°06'23" East a distance of 132.00 feet to a 5/8" rebar with cap stamped PLS 3090; thence North 00°15'24" East a distance of 329.73 feet to a 5/8" rebar with cap stamped PLS 3090; thence North 89°06'13" West a distance of 132.00 feet to the TRUE POINT OF BEGINNING.

The basis of bearing for the above description is the west line of the Northwest 1/4 of Section 29, Township 10 North, Range 22 East, M.D.M.&M. Said line bears North 00°14'00" East as per the Record of Survey Map, Document #343820, of official records of Douglas County, Nevada.

Said parcel being further delineated on Record of Survey recorded July 9, 2002, as Document No. 546629 and Amended Record of Survey recorded August 8, 2002, Document No. 549054.

"IN COMPLIANCE WITH NEVADA REVISED STATUE 111.312, THE HEREIN ABOVE LEGAL DESCRIPTION WAS TAKEN FROM INSTRUMENT RECORDED DECEMBER 6, 2005, BOOK 1205, PAGE 2098, AS FILE NO.662371, RECORDED IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA."

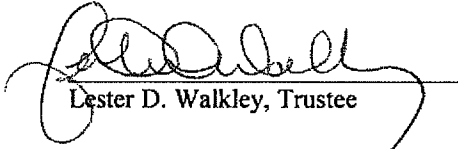
**PARCEL 2:**

TOGETHER WITH the benefit of a utility easement as set forth in Easement Deed recorded March 10, 2004 in Book 0304, at Page 4862, as Document No. 0606860, Official Records of Douglas County, Nevada.

NOTE: The above metes and bounds description appeared previously in that certain Grant Deed recorded in the office of the County Recorder of Douglas County, Nevada on March 8, 2018, as Document No. 2018-911282 of Official Records.

Assessor's Parcel Number(s):  
1022-29-201-015

The Radcliff Family Trust

  
Lester D. Walkley, Trustee

  
Sheryl L. Radcliff Walkley, Trustee

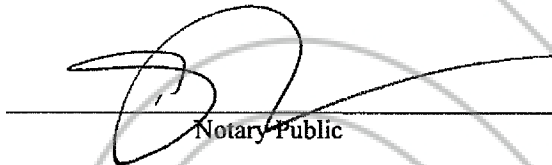
STATE OF Nevada

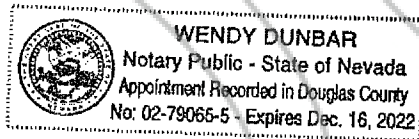
COUNTY OF Douglas } ss

This instrument was acknowledged before me on

12-7-20

By Lester D. Walkley and Sheryl L. Radcliff Walkley.

  
Notary Public



**STATE OF NEVADA  
DECLARATION OF VALUE**

**1. Assessors Parcel Number(s)**

a) 1022-29-201-015

**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:  
 Verified Trust - JS

**3. Total Value/Sales Price of Property:**

Deed in Lieu of Foreclosure Only (value of property)  
 Transfer Tax Value:  
 Real Property Transfer Tax Due:

\$0.00  
 \_\_\_\_\_  
 \$0.00  
 \_\_\_\_\_  
 \$0.00  
 \_\_\_\_\_

**4. If Exemption Claimed:**

- a. Transfer Tax Exemption, per NRS 375.090, Section: #7  
 b. Explain Reason for Exemption: Transfer out of Trust no consideration

**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 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: The Radcliff Family Trust  
 Address: 3440 Fernley St  
 City: Gardnerville  
 State: NV Zip: 89410

**BUYER (GRANTEE) INFORMATION**

(REQUIRED)

Print Name: Lester D. Walkley and Sheryl L. Radcliff-Walkley  
 Address: 3440 Fernley St.  
 City: Gardnerville  
 State: NV Zip: 89410

**COMPANY/PERSON REQUESTING RECORDING**

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Western Title Company, LLC Esc. #: 122050-WLD  
 Address: Douglas Office  
1362 Highway 395, Ste. 109  
 City/State/Zip: Gardnerville, NV 89410