

DOUGLAS COUNTY, NV

2020-958530

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=5

12/21/2020 10:10 AM

ETRCO

KAREN ELLISON, RECORDER

E07

APN# : 1320-11-001-020

RPTT: \$0.00

Recording Requested By:

Western Title Company

Escrow No.: 122527-SLA

When Recorded Mail To:

The Lance and Nancy Benton
Living Trust dated October 1,
2020

1020 Alexander Court
Dixon, CA 95620

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



Sherry Ackermann

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,

Mary Ann Collier, Successor Trustee of The Collier Family Trust dated April 27, 1994

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

Lance Benton and Nancy Benton, Trustees of The Lance and Nancy Benton Living Trust dated October 1, 2020

and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Minden, 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.

Together with all surface water rights, permitted, certificated, adjudicated or vested, as well as all seeps and springs used on the property. All permitted, certificate or vested underground water rights are expressly excluded.

Dated: 12/09/2020

Grant, Bargain and Sale Deed – Page 2

The Collier Family Trust Dated April 27, 1994

Mary Ann Collier

By: Mary Ann Collier, Successor Trustee

STATE OF Nevada

COUNTY OF Douglas

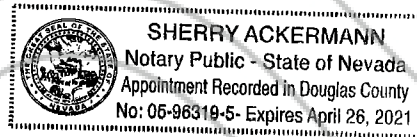
This instrument was acknowledged before me on

December 14, 2020

By Mary Ann Collier.

Sherry Ackermann

Notary Public



} SS

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 in the Northeast 1/4 corner of Section 11, Township 13 North, Range 20 East, M.D.B.&M., more particularly described as follows:

Commencing at the found West 1/4 corner of said Section 11, proceed South $89^{\circ}52'52''$ East, a distance of 3,295.23 feet along the 1/4 section line to the True Point of Beginning, which is the Southwest corner of the parcel; thence North $0^{\circ}32'$ West, a distance of 649.84 feet, to the Northwest corner of the parcel; thence South $89^{\circ}52'52''$ East, a distance of 670.37 feet, to the Northeast corner of the parcel; thence South $0^{\circ}32'$ East, a distance of 649.84 feet to the Southeast corner of the parcel; thence North $89^{\circ}52'52''$ West, a distance of 670.37 feet along the section line to the Point of Beginning.

Said land being more fully shown as Parcel No. 4 on that certain Parcel Map recorded in the office of the County Recorder of Douglas County, Nevada, on May 18, 1976 as Document No. 00327, Official Records.

Together with non-exclusive easements for ingress and egress for public roads and utilities, over under and across all those strips of land being 40 feet and 50 feet in width located in the Northeast 1/4 of Section 11, Township 13 North, Range 20 East, M.D.B.&M. and being more fully set forth on that certain Parcel Map recorded in the office of the County Recorder of Douglas County, Nevada, on May 18, 1976 as Document No. 00327, Official Records. Excepting therefrom a strip of land being 25 feet in width, adjacent to and Easterly of the Westerly boundary of the hereinabove described parcel of land.

NOTE: The above metes and bounds description appeared previously in that certain Deed recorded in the office of the County Recorder of Douglas County, Nevada on April 29, 1994, in Book 494, Page 5966 as Document No. 336453 of Official Records.

Parcel 2:

All that certain lot, piece, parcel or portion of land situate, lying and being within the Southwest 1/4 of the Northeast 1/4 of Section 11, Township 13 North, Range 20 East, M.D.B.&M., Douglas County, Nevada and more particularly described as follows:

A lot line adjustment between the land of Roy T. and Mary A. Collier as described in deed filed for record in Book 776 at Page 172, as Document No. 01508, Official Records of Douglas County, Nevada; and the lands of Charles A. Kincaid, Junior as described in deed filed for record in Book 20 at Page 234, as Document No. 23717, Official Records of Douglas County, Nevada; and more particularly described as follows:

A parcel of land lying East of the East boundary of Parcel 4 as shown on Parcel Map No. 00327 filed for record in Book 576 at Page 759 as Document No. 00327, Official Records of Douglas County, Nevada and West of the East line of the West 1/2 of the Northeast 1/4 of said Section 11; and more particularly described as follows:

Commencing at the Northeast corner of said Section 11 as shown on the Record of Survey for Arlene Reed filed for record in Book 1189 at Page 2585 as Document No. 215092, Official Records of Douglas County, Nevada, thence along the North line of said Section 11 North 89°20'26" West a distance of 1317.44 feet to the Northeast corner of the West 1/2 of the Northeast 1/4 of said Section 11; thence along the East line of said West 1/2 of the Northeast 1/4 South 00°14'57" East a distance of 2,000.98 feet to the True Point of Beginning; thence continuing along said East line South 00°14'57" East a distance of 650.08 feet to the Southeast corner of the West 1/2 of the Northeast 1/4 of said Section 11; thence along the South line of said West 1/2 North 89°14'13" West a distance of 17.61 feet to the Southeast corner of aforesaid Parcel 4; thence along the East line of said parcel North 00°07'59" East a distance of 650.03 feet (North 00°32'00" West, 649.84 feet per map Document No. 00327) to the Northeast corner of said Parcel 3A; thence leaving said East line South 89°13'35" East a distance of 13.27 feet to the True Point of Beginning.

NOTE: The above metes and bounds description appeared previously in that certain Deed recorded in the office of the County Recorder of Douglas County, Nevada on April 29, 1994, in Book 494, Page 5973 as Document No. 336455 of Official Records.

**Assessor's Parcel Number(s):
1320-11-001-020**

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)
a) 1320-11-001-020

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: <u>12/21/20 Trust Ok~A.B.</u> _____ _____
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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 _____

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section 7
 b. Explain Reason for Exemption: Transfer to Trust with 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 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 [Signature] Capacity GRANTEE
 Signature _____ Capacity _____

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

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

Print Name: Mary Ann Collier, Successor TrusteeThe Collier Family Trust dated April 27, 1994
Address: P.O. Box 38
City: Minden
State: NV **Zip:** 89423

Print Name: The Lance and Nancy Benton Living Trust dated October 1, 2020
Address: 1020 Alexander Court
City: Dixon
State: CA **Zip:** 95620

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: eTRCo, LLC. On behalf of Western Title Company
Address: Douglas Office
 1362 Highway 395, Ste. 109
City/State/Zip: Gardnerville, NV 89410

Esc. #: 122527-SLA

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