

DOUGLAS COUNTY, NV **2021-959563**
RPTT:\$23790.00 Rec:\$40.00
\$23,830.00 Pgs=3 **01/07/2021 03:05 PM**
FIRST AMERICAN TITLE MINDEN
KAREN ELLISON, RECORDER

A.P.N.: 121926001037
File No: 143-2607796 (mk)
R.P.T.T.: \$23,790.00

When Recorded Mail To: Mail Tax Statements To:
Candace C. Lyche and Saqer Al-Tatar
1525 Hayne Road
Hillsborough, CA 94010

GRANT, BARGAIN and SALE DEED

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

Thomas A Hanson, as successor Trustee of the QTIP Trust under the Thomas A. Hanson and Daphanie A. Hanson Family Trust dated April 2, 1980 as to an undivided 70.9656% interest and Thomas A. Hanson as successor Trustee of the Credit Shelter Trust under the Thomas A. Hanson and Daphanie A. Hanson Family Trust dated April 2, 1980 as to an undivided 29.0344% interest

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

Candace C. Lyche and Saqer Al-Tatar, Husband and Wife as joint tenants as to an undivided 50% interest and Candace Cunningham Lyche, Trustee of the Lyche Exempt Family Trust under the Iver Lyche Jr., Revocable Trust dated September 24, 1997 subsequently amended and restated in its entirety on October 26, 2010 as to an undivided 50% interest

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

A PARCEL OF LAND LOCATED WITHIN PORTIONS OF SECTIONS 25 AND 26 OF TOWNSHIP 12 NORTH, RANGE 19 EAST, M.D.B. & M. DOUGLAS COUNTY, NEVADA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 25, TOWNSHIP 12 NORTH, RANGE 19 EAST, M.D.B & M.

THENCE NORTH 89°57'00" WEST A DISTANCE OF 2,646.81 FEET;

THENCE NORTH 89°54'46" WEST A DISTANCE OF 201.70 FEET;

THENCE SOUTH 18°38'52" EAST A DISTANCE OF 306.87 FEET;

THENCE SOUTH 71°30'07" WEST A DISTANCE OF 2,647.98 FEET TO A 5/8" REBAR WITH CAP STAMPED PLS 6899 WHICH IS THE TRUE POINT OF BEGINNING (TIE AS PER DOC. #346651);

THENCE SOUTH 30°03'23" EAST A DISTANCE OF 1,368.05 FEET (AS PER DOC. #346651);

THENCE SOUTH 71°23'28" WEST A DISTANCE OF 1,400.56 FEET TO A POINT COMPUTED FROM DOC. #346651 (OF RECORD SOUTH 71°24'12" WEST, 1,400.68 FEET);

THENCE NORTH 18°36'21" WEST A DISTANCE OF 1,312.72 FEET TO A 5/8" REBAR WITH CAP STAMPED PLS 6899 (AS PER DOC. #346651);

THENCE SOUTH 71°30'03" WEST A DISTANCE OF 1,510.52 FEET TO A 5/8" REBAR WITH CAP STAMPED PLS 6899 WHICH IS ON THE EASTERLY RIGHT-OF-WAY LINE OF FOOTHILL ROAD (OF RECORD SOUTH 71°30'07" WEST, 1510.56 FEET);

THENCE NORTH 26°23'32" WEST ALONG THE SAID RIGHT-OF-WAY DISTANCE OF 30.62 FEET TO A 5/8" REBAR WITH CAP STAMPED RLS 3209 (OF RECORD NORTH 26°18'35" WEST, 30.28 FEET);

THENCE NORTH 71°30'07" EAST A DISTANCE OF 2,643.64 FEET TO THE POINT OF BEGINNING.

BASIS OF BEARINGS IS THE NORTH LINE OF ADJUSTED PARCEL 19-410-16 OF RECORD OF SURVEY TO SUPPORT BOUNDARY LINE ADJUSTMENT FOR THE PRATHER FAMILY TRUST AND THE HOLDEN LIVING TRUST (DOC. #346651, OF OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA). SAID LINE BEARS NORTH 71°30'07" EAST.

REFERENCE IS MADE TO RECORD OF SURVEY RECORDED SEPTEMBER 23, 1994 IN BOOK 994 AT PAGE 3766 AS DOCUMENT NO. 346651, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA AND AN UNRECORDED ALTA SURVEY FOR THOMAS A. AND DAPHANIE A. HANSON FAMILY TRUST, DATED DECEMBER 14, 1999 MADE BY WYATT J. OWENS, REGISTERED ENGINEER, PLS. 3090.

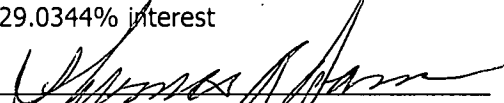
NOTE: THE ABOVE METES AND BOUNDS LEGAL DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED DECEMBER 23, 2010 IN BOOK 1210, PAGE 5809 AS INSTRUMENT NO. 775996 OF OFFICIAL RECORDS.

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

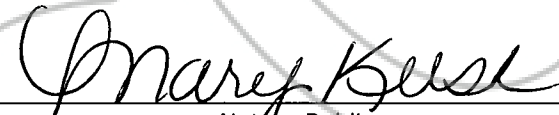
1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

Thomas A Hanson, as successor Trustee of the QTIP Trust under the Thomas A. Hanson and Daphanie A. Hanson Family Trust dated April 2, 1980 as to an undivided 70.9656% interest and Thomas A. Hanson as successor Trustee of the Credit Shelter Trust under the Thomas A. Hanson and Daphanie A. Hanson Family Trust dated April 2, 1980 as to an undivided 29.0344% interest


Thomas A Hanson, Successor Trustee

STATE OF **NEVADA**)
) : **ss.**
COUNTY OF **DOUGLAS**)

This instrument was acknowledged before me on 12-9-2020 by **Thomas A. Hanson, successor trustee.**


Notary Public
(My commission expires: 11-6-22)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. 143-2607796.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 121926001037
 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: \$6,100,000.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$6,100,000.00
 d) Real Property Transfer Tax Due \$23,790.00

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 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: *M. Kelsch*
 Signature: _____

Capacity: agent
 Capacity: _____

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

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

Print Name: Thomas A Hanson, as successor
Trustee of the QTIP Trust
 Address: 581 Black Bear Trail
 City: Gardnerville
 State: NV Zip: 89460

Print Name: Candace Cunningham
Lyche, Trustee of the
Lyche Exempt Family
Trust under the Iver Lyche
Jr., Revocable Trust
 Address: 1525 Hayne Road
 City: Hillsborough
 State: CA Zip: 94010

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

Print Name: First American Title Insurance
Company
 Address: 1663 US Highway 395, Suite 101
 City: Minden

File Number: 143-2607796 mk/ mk
 State: NV Zip: 89423

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