

APN: 1320-27-001-031
(previous APN: 1320-27-001-025)

When Recorded, Please Return To:
Millward Law, Ltd.
1591 Mono Ave.
Minden, NV 89423

Mail Future Tax Statements To:
Lawrence L. Reece
1720 Buckthorn Ct.
Minden, NV 89423



KAREN ELLISON, RECORDER

E07

The undersigned hereby affirms that this document submitted for recording does not contain any personal information and/or social security number of any person.

**GRANT, BARGAIN AND SALE DEED
SUBJECT TO LIFE ESTATE**

FOR VALUABLE CONSIDERATION the receipt and sufficiency of which is hereby acknowledged, LAWRENCE L. REECE, as Trustee of the LAWRENCE L. REECE TRUST, dated October 21, 1995 (hereinafter referred to as "Grantor"), does hereby grant, bargain, sell, and convey to LAWRENCE L. REECE (hereinafter "Life Estate Tenant") individually, as a single man, a LIFE ESTATE interest out of Grantor's interest in the real property commonly known as 1720 Buckthorn Ct., Minden, Douglas County, Nevada, APN 1320-27-001-031, more particularly described herein below, for the benefit of Life Estate Tenant with rights of possession, use, and control the property, as well as rights to all rents, revenues, and profits generated by the property during the term of Life Estate Tenant's natural life; Grantor conveys all right title and interest exclusive of the Life Estate Tenant's interest to DEE ANN HARN, as Trustee of the DEE ANN HARN 2010 SEPARATE PROPERTY TRUST, dated December 22, 2010 (hereinafter referred to as "Grantee"), the following lands, and all structures and improvements located thereon, lying in the County of Douglas, Town of Minden, State of Nevada, more particularly described as follows:

All that certain real property located within a portion of the South 1/2 of the Northeast 1/4 of Section 27, Township 13 North, Range 20 East, M.D.M., further described as Adjusted lot 8, as shown on that certain Record of Survey to Support a Boundary Line Adjustment Map for Lawrence L. Reece, Craig Brown & Sharen Ryan, Filed for Record on May 28, 2009, in Book 0509, at page 6740, as document #743926, and a portion of Lot 6, as shown on that certain Final Subdivision Map PD#01-018 for GMG Development L.L.C., Filed for Record on January 30, 2002, in Book

102, at Page 8899, as document #533512, Official Records of Douglas County, Nevada, being more particularly described as follows:

BEGINNING at the northwest corner of Adjusted Lot 8 as shown on that certain Record of Survey to Support a Boundary Line Adjustment, document #743926;

THENCE S.85°20'58" E., 386.30 feet;

THENCE S.75°31'12" E., 251.22 feet;

THENCE along the westerly R.O.W. line of Buckthorn Court, S.00°58'48" W., 40.00 feet to the beginning of a tangent curve concave to the northwest;

THENCE 37.82 feet along the arc of said curve, having a radius of 50.00 feet, through a central angle of 43°20'30" to a point of reverse curvature;

THENCE 90.77 feet along the arc of said curve, having a radius of 60.00 feet, through a central angle of 86°41'01" to a point of reverse curvature;

THENCE 37.82 feet along the arc of said curve, having a radius of 50.00 feet, through a central angle of 43°20'30" to a point of tangency;

THENCE S.00°50'48" W., 39.90 feet;

THENCE leaving the westerly R.O.W. line of Buckthorn Court, N.89°00'04" W., 608.92 feet;

THENCE S.02°55'10" E., 292.35 feet;

THENCE N.89°09'12" W., 166.11 feet;

THENCE N.20°35'58" W., 302.91 feet;

THENCE N.14°15'11" W., 54.55 feet;

THENCE N.28°49'33" W., 65.28 feet;

THENCE N.19°15'50" W., 163.24 feet;

THENCE N.15°18'00" W., 69.74 feet;

THENCE N.32°36'22" W., 52.24 feet;

THENCE N.16°29'24" W., 161.42 feet;

THENCE N.19°55'19" W. 79.64 feet;

THENCE N.10°02'10" W., 126.84 feet;

THENCE N.11°58'10" W., 150.63 feet;

THENCE N.00°06'29" W., 132.83 feet;

**State of Nevada
Declaration of Value**

FOR RECORDER'S OPTIONAL USE ONLY

Document/Instrument # _____
 Book: _____ Page: _____
 Date of Recording: 1/26/21
 Notes: Trust OK

1. Assessor Parcel Number(s)
 a) 1320-27-001-031
 b) _____
 c) _____

- 2 Type of Property:
- | | |
|--|---|
| a) <input type="checkbox"/> Vacant Land | b) <input checked="" type="checkbox"/> Single Fam. Res. |
| c) <input type="checkbox"/> Condo/Twnhse | d) <input type="checkbox"/> 2-4 Plex |
| e) <input type="checkbox"/> Apt. Bldg. | f) <input type="checkbox"/> Comm'l/Ind'l |
| g) <input type="checkbox"/> Agricultural | h) <input type="checkbox"/> Mobile Home |
| i) <input type="checkbox"/> Other: | |

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-

4. If Exemption Claimed:

- a. ~~Transfer Tax Exemption, per NRS 375.090, Section: 5~~ 7
 b. ~~Explain Reason for Exemption: A transfer of real property if the owner is related to the person to whom it is conveyed within the first degree of lineal consanguinity or affinity. 'Father transfer to daughter'.~~
Transfer into trust without consideration
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 therein. Furthermore, the 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: Agent

SELLER (GRANTOR) INFORMATION - REQUIRED
Name: Lawrence L. Reece, Trustee of the Lawrence L. Reece Trust, dated 10/21/95
Address: 1720 Buckthorn Court
City, State, ZIP: Minden, NV 89423

BUYER (GRANTEE) INFORMATION - REQUIRED
Name: Dee Ann Harn, Trustee of the Dee Ann Harn 2010 Separate Property Trust, dated 12/22/10
Address: 1720 Buckthorn Court
City, State, ZIP: Minden, NV 89423

COMPANY/PERSON REQUESTING RECORDING (REQUIRED IF NOT THE SELLER OR BUYER)
Print Name: Millward Law, Ltd. **Escrow #** _____
Address: 1591 Mono Ave.
City, State, ZIP: Minden, NV 89423

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)