

APN: 1219-04-002-008



WHEN RECORDED RETURN TO:
KYLE A. WINTER, Esq.
Allison MacKenzie, Ltd.
P.O. Box 646
Carson City, NV 89702

KAREN ELLISON, RECORDER E07

GRANTEE/MAIL TAX STATEMENTS TO:
CAROLE TALAN, Trustee
1299 Kingsbury Grade
Gardnerville, NV 89460

The person executing this document hereby affirms that this document submitted for recording does not contain the social security number of any person or persons pursuant to NRS 239B.030

TRUSTEE'S DEED

THIS DEED, made on 2/19/2021, 2021, by and between CAROLE TALAN, Trustee of THE HANS J. PRAKELT FAMILY TRUST, hereinafter referred to as Grantor, and CAROLE S. TALAN, Trustee of the CAROLE S. TALAN FAMILY TRUST, hereinafter referred to as Grantee.

WITNESSETH:

WHEREAS, THE HANS J. PRAKELT FAMILY TRUST is the owner of an undivided 2/3 interest in that certain parcel of real property situate in the County of Douglas, State of Nevada, commonly known as 1299 Kingsbury Grade, Gardnerville, Nevada 89460, more particularly hereinafter described; and

WHEREAS, the Grantor, in consideration of the sum of Ten and No/100 Dollars (\$10.00), lawful money of the United States, and other good and valuable consideration to Grantor in hand paid by the Grantee, the receipt whereof is hereby acknowledged, does by these presents grant, bargain, and sell to the Grantee and to the

Grantee's heirs, successors and assigns forever, all that certain lot, piece, or parcel of land situate, lying and located in Douglas County, Nevada, more particularly described as follows:

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, DESCRIBED AS FOLLOWS:

ALL THAT CERTAIN LOT, PIECE, PARCEL OR PORTION OF LAND SITUATE, LYING AND BEING WITHIN THE NORTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 4, TOWNSHIP 12 NORTH, RANGE 19 EAST, M.D.M., DOUGLAS COUNTY, NEVADA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST ¼ CORNER OF SAID SECTION 4; THENCE ALONG THE NORTHERLY LINE OF SAID NORTHEAST ¼ OF THE SOUTHEAST ¼ SOUTH 89°58'35" WEST A DISTANCE OF 170.28 FEET TO THE NORTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL AND THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID LINE SOUTH 00°14'29" EAST A DISTANCE OF 80.00 FEET; THENCE SOUTH 21°00'06" EAST A DISTANCE OF 338.97 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF KINGSBURY GRADE; THENCE ALONG SAID LINE NORTH 44°27'00" WEST A DISTANCE OF 555.20 FEET TO A POINT ON THE NORTHERLY LINE OF SAID NORTHEAST ¼ OF THE SOUTHEAST ¼; THENCE ALONG SAID LINE NORTH 89°58'35" EAST A DISTANCE OF 266.98 FEET TO THE TRUE POINT OF BEGINNING SUBJECT TO A PRIVATE ACCESS EASEMENT OVER A TRIANGULAR PARCEL OF LAND IN THE NORTHWEST CORNER OF THE ABOVE DESCRIBED PARCEL AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST ¼ CORNER OF SAID SECTION 4; THENCE ALONG THE NORTHERLY LINE OF SAID NORTHEAST ¼ OF THE SOUTHEAST ¼ SOUTH 89°58'35" WEST A DISTANCE OF 408.69 FEET TO THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID LINE SOUTH 45°33'00" WEST A DISTANCE OF 20.40

FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF KINGSBURY GRADE; THENCE ALONG SAID LINE NORTH 44°27'00" WEST A DISTANCE OF 20.00 FEET TO THE NORTHWEST CORNER OF THE ABOVE DESCRIBED PARCEL; THENCE ALONG THE NORTH LINE THEREOF NORTH 89°58'35" EAST A DISTANCE OF 28.57 FEET TO THE TRUE POINT OF BEGINNING.

ALSO BEING SUBJECT TO THAT CERTAIN 40.00 WIDE PRIVATE ACCESS EASEMENT AS DESCRIBED IN DEED FILED FOR RECORD IN BOOK 292 AT PAGE 825, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA REFERENCE IS MADE TO 'ADJUSTED PARCEL C' OF RECORD OF SURVEY FOR BOUNDARY LINE ADJUSTMENT. FILED FOR RECORD JANUARY 10, 1994 IN BOOK 194 OF OFFICIAL RECORDS AT PAGE 1598, AS DOCUMENT NO. 327221.

(This legal description was previously recorded in the Official Records of Douglas County, State of Nevada, on September 5, 2019, as Document No. 934782)

TOGETHER WITH the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof.

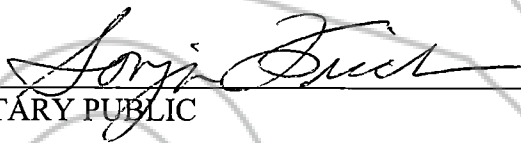
TO HAVE AND TO HOLD the interest of the premises, together with the appurtenances, unto the said Grantee, and to Grantee's heirs, successors and assigns forever.

IN WITNESS WHEREOF, the Grantor has executed this conveyance the day and year first above written.

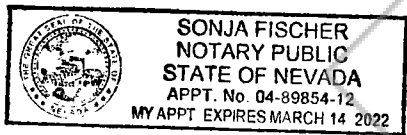

CAROLE TALAN, Trustee

STATE OF NEVADA)
 : ss.
CARSON CITY)

On 02-19- _____, 2021, personally appeared before me, a notary public, CAROLE TALAN, as Trustee of THE HANS J. PRAKELT FAMILY TRUST, personally known (or proved) to me to be the person whose name is subscribed to the foregoing Trustee's Deed, who acknowledged to me that she executed the foregoing document on behalf of said Trust.



NOTARY PUBLIC



State of Nevada Declaration of Value

1. Assessor Parcel Number(s):

- a) 1219-04-002-008
- b)

2. Type of Property:

- a) Vacant Land
- b) Single Family Res.
- c) Condo/Townhouse
- d) 2-4 Plex
- e) Apartment Bldg.
- f) Comm'/Ind'l
- g) Agricultural
- h) Mobile Home
- i) Other

FOR RECORDER'S OPTIONAL USE ONLY

Document/Instrument #:
 Book: _____ Page: _____
 Date of Recording: _____
 Notes: *Verified Trust - P*

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: 7
- b. Explain Reason for Exemption: A transfer of title from a trust without consideration if a certificate of trust is presented at the time of transfer.

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 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 375.031, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature [Signature] Capacity Agent for Grantor

Signature [Signature] Capacity Agent for Grantee

SELLER (GRANTOR) INFORMATION REQUIRED

BUYER (GRANTEE) INFORMATION REQUIRED

Print Name: Carole Talan, Trustee Print Name: Carole S. Talan, Trustee

Address: 1299 Kingsbury Grade Address: 1299 Kingsbury Grade

City: Gardnerville City: Gardnerville

State: NV Zip: 89460 State: NV Zip: 89460

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Allison MacKenzie, Ltd. Escrow #

Address: 402 North Division Street, P.O. Box 646

City: Carson City State: NV Zip: 89702