

DOUGLAS COUNTY, NV

2021-962939

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=7

03/04/2021 09:26 AM

U.S. DEEDS

KAREN ELLISON, RECORDER

E07

ASSESSOR'S PARCEL NO. 1220-09-301-004

WHEN RECORDED MAIL TO:

CAITLIN CAREY, ESQ.
PERKINS COIE LLP
505 HOWARD STREET
10TH FLOOR
SAN FRANCISCO, CA 94105

MAIL TAX NOTICES TO:

JAMES M. LAWRENCE, TRUSTEE
22 E. HAYWARD AVENUE
PHOENIX, AZ 85020

GRANT, BARGAIN AND SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, SARAH W. LAWRENCE, Trustee of the JAMES M. LAWRENCE TRUST CREATED UNDER THE JAMES S. LAWRENCE IRREVOCABLE TRUST dated January 13, 2017 (herein, "Grantor"), whose address is 1220 Lawrence Lane, Gardnerville, NV 89460, hereby GRANTS, BARGAINS, SELLS AND CONVEYS to JAMES M. LAWRENCE, Trustee, or any successors in trust, under the JAMES M. LAWRENCE TRUST CREATED UNDER THE JAMES S. LAWRENCE IRREVOCABLE TRUST dated January 13, 2017 and any amendments thereto (herein, "Grantee"), whose address is 22 E. Hayward Avenue, Phoenix, AZ 85020, **all of Grantor's undivided 6.6666% interest** in and to that certain real property located in Douglas County, Nevada, more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 1232 Centerville Lane, Gardnerville, NV 89460

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.

Dated this 13 day of November, 2020.

GRANTOR:

JAMES M. LAWRENCE TRUST CREATED
UNDER THE JAMES S. LAWRENCE
IRREVOCABLE TRUST dated January 13,
2017

Dated: 11/13/2020



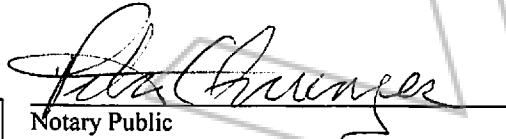
SARAH W. LAWRENCE, Trustee

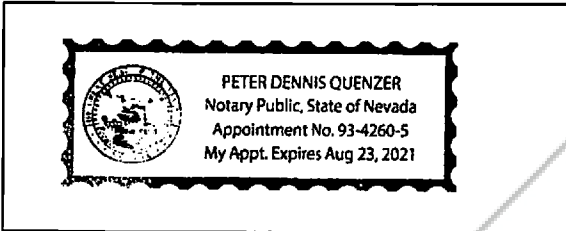
DRAFT

STATE OF NEVADA
COUNTY OF DOUGLAS

This instrument was acknowledged before me on 11/13/2020, by SARAH W. LAWRENCE, Trustee of the JAMES M. LAWRENCE TRUST created under the JAMES S. LAWRENCE IRREVOCABLE TRUST dated January 13, 2017.

Affix Notary Seal inside box or document is unrecordable.


Notary Public

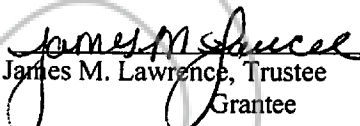


COPIES

Affirmation Statement

I, the undersigned, hereby affirm that this document as submitted for recording does not contain the social security number of any person.

James M. Lawrence Trust created under the
James S. Lawrence Irrevocable Trust dated
January 13, 2017


James M. Lawrence, Trustee
Grantee

COOPER

EXHIBIT A

All that certain lot, piece or parcel of land situate in the County of Douglas, State of Nevada, described as follows:

A portion of the NW 1/4 of SW 1/4 of Section 9, Township 12 North, Range 20 East, M.D.B. & M., described as follows:

Beginning at a point near a fence corner on the West side of Nevada State Highway Route 56 between Centerville and Gardnerville in said Douglas County, which point is 40 feet west of, measured at right angles from, the surveyed centerline of said highway; said point of beginning further described as bearing North 25 degrees and 16 minutes East a distance of 2947.0 feet from the Southwest corner of said Section 9; thence South 00 degrees 02 minutes 30 seconds East along a line 40 feet west of the parallel to said highway centerline a distance of 340.46 feet to a point; thence from a tangent which bears the last described course, along the arc of a curve to the right with a radius of 960 feet, through an angle of 30 degrees 56 minutes 27 seconds for an arc distance of 518.42 feet to a point; thence North 88 degrees 25 minutes West and along a fence line a distance of 321.21 feet to a point near a fence corner; thence North 00 degrees 10 minutes 30 seconds West, along a fence line a distance of 485.10 feet to a point; thence North 02 degrees 43 minutes 50 seconds East, along a fence line a distance of 332.51 feet to a point near a fence corner; thence North 88 degrees 57 minutes 30 seconds East along a fence line a distance of 442.80 feet to the point of beginning;

Excepting therefrom all that certain piece or parcel of land as described in that deed from John O. Hintze, et al to Primary Source, Inc, an Oregon corporation recorded August 2, 1984, in Book 884 of Official Records, at Page 218, Douglas County, Nevada, as Document No. 104491; being further described as follows:

A portion of the Northwest 1/4 of the Southwest 1/4 and the Southwest 1/4 of the Northwest 1/4 of Section 9, Township 12 North, Range 20 East, M.D.B.&M., described as follows:

Commencing at the Southwest corner of said Section 9, proceed North 25 degrees 16 minutes East, 2947.0 feet, to the True Point of Beginning, which is the Northeast corner of the parcel, and lies on the westerly right of way line of Centerville Lane; proceed thence South 00 degrees 02 minutes 30 seconds East, 145.46 feet, along said Westerly right of way line, to a point which is the southeast corner of the parcel; and lies approximately in the center of Rocky Slough; thence North 84 degrees 00 minutes 03 seconds West, 449.60 feet, approximately along the centerline of Rocky Slough, to the Southwest corner of the parcel; thence North 02 degrees 43 minutes 50 seconds East, 90.51 feet, to the Northwest corner of the parcel; thence North 88 degrees 57 minutes 30 seconds East, 442.80 feet to the True Point of Beginning;

Further excepting therefrom all that certain piece or parcel of land as described in deed from John O Hintze, et al to Primary Source, Inc., an Oregon corporation recorded August 2, 1984, Book 884 of Official Record, at Page 220, Douglas County, Nevada, as Document 104492, being further described as follows:

A portion of the Northwest 1/4 and the Southwest 1/4 of Section 9, Township 12 North, Range 20 East, M.D.B.&M., described as follows:

Commencing at the Southwest corner of said Section 9, proceed North 20 degrees 52 minutes 28 seconds East, 2245.14 feet; thence North 00 degrees 10 minutes 30 seconds West, 104.00 feet to the True Point of Beginning which is the Southwest corner of the parcel; thence North 00 degrees 10 minutes 30 seconds West 123.10 feet; thence North 02 degrees 43 minutes 50 seconds East, 242.00 feet which is the Northwest corner of the parcel and lies approximately in the center of Rocky Slough; thence South 84 degrees 00 minutes 03 seconds East, 449.60 feet, approximately along the centerline of Rocky Slough to the Northeast corner of the parcel; thence South 00 degrees 02 minutes 30 seconds East, along a line 40 feet West of and parallel to the centerline of Nevada State Highway Route 56, a distance of 195.00 feet to the beginning of a tangent curve to the right, having a radius of 960.0 feet and a central angle 07 degrees 23 minutes 52 seconds; thence Southwesterly along said curve an arc distance of 123.95 feet, to a point on said curve; thence North 89 degrees 53 minutes 53 seconds West, a distance of 450.57 feet to the True Point of Beginning.

Also further excepting therefrom that certain piece or parcel of land as described in that deed from John O. Hintze, et al to Primary Source, Inc., an Oregon corporation recorded August 2, 1984, in Book 884 of Official Records, at Page 222, Douglas County, Nevada, as Document No. 104493; more particularly described as follows:

A parcel of land, located in the Northwest 1/4 of the Southwest 1/4 and the Southwest 1/4 of the Northwest 1/4 of Section 9, Township 12 North, Range 20 East, M.D.B.&M., Douglas County, Nevada, being further described as follows:

Commencing at the Southwest corner of said Section 9, proceed North 20 degrees 52 minutes 28 second East, 2,245.14 feet to the True Point of Beginning, which is the Southwest corner of the parcel; proceed thence North 00 degrees 10 minutes 30 seconds West, 104.00 feet, to the Northwest corner; thence South 89 degrees 53 minutes 53 seconds East, 450.57 feet to an intersection with the Westerly right of way line of Centerville Lane, which is the Northeast corner; thence Southerly, along said right of way line, around a curve to the right, having a central angel of 06 degrees 16 minutes 01 seconds, a radius of 960 feet, and a length of 105.00 feet, to the Southeast corner; thence West 431.14 feet, to the True Point of Beginning.

Per NRS 111.312, this legal description was previously recorded as Document No. 2019-933855, on August 19, 2019, in the office of the Recorder of Douglas County, Nevada.

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
a) 1220-09-301-004
b) _____
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
Other _____

FOR RECORDER'S OPTIONAL USE ONLY
Book: _____ Page: _____
Date of Recording: _____
Notes: Verified Trust - JS

3. Total Value/Sales Price of Property \$ 0.00
Deed in Lieu of Foreclosure Only (value of property) (_____)
Transfer Tax Value: \$ 0.00
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 from and to trust for no consideration
5. Partial Interest: Percentage being transferred: 6.6666 %

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 *Sarah W. Lawrence* Capacity GRANTOR
Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
Print Name: Sarah W. Lawrence, Trustee of the James M. Lawrence Trust created under the James S. Lawrence Irrevocable Trust

BUYER (GRANTEE) INFORMATION
(REQUIRED)
Print Name: James M. Lawrence, Trustee of the James M. Lawrence Trust created under the James S. Lawrence Irrevocable Trust

Address: 1220 Lawrence Lane
City: Gardnerville
State: NV Zip: 89460

Address: 22 E. Hayward Avenue
City: Phoenix
State: AZ Zip: 85020

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
Print Name: US DEEDS Escrow #: _____
Address: 423 Lithia Pinecrest Rd.
City: BRANDON State: FL Zip: 33511

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

5. Assessor Parcel Number(s)
a) 1220-09-301-004
b) _____

6. 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
Other _____

FOR RECORDER'S OPTIONAL USE ONLY
Book: _____ Page: _____
Date of Recording: _____
Notes: Verified Trust - JS

7. Total Value/Sales Price of Property \$ 0.00
Deed in Lieu of Foreclosure Only (value of property) (_____)
Transfer Tax Value: \$ 0.00
Real Property Transfer Tax Due \$ 0.00

8. **If Exemption Claimed:**
c. Transfer Tax Exemption per NRS 375.090, Section 7
d. Explain Reason for Exemption: Transfer out and to trust for no consideration

5. Partial Interest: Percentage being transferred: 6.6666 %

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 James M. Lawrence Capacity GRANTEE

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Sarah W. Lawrence, Trustee of the James M. Lawrence Trust created under the James S. Lawrence Irrevocable Trust

Address: 1220 Lawrence Lane
City: Gardnerville
State: NV Zip: 89460

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: James M. Lawrence, Trustee of the James M. Lawrence Trust created under the James S. Lawrence Irrevocable Trust

Address: 22 E. Hayward Avenue
City: Phoenix
State: AZ Zip: 85020

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

Print Name: US DEEDS Escrow #: _____
Address: 423 Lithia Pinecrest Rd.
City: BRANDON State: FL Zip: 33511

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED