

DOUGLAS COUNTY, NV
RPTT:\$540.15 Rec:\$40.00
\$580.15 Pgs=7
04/02/2021 12:59 PM
STEWART TITLE COMPANY
KAREN ELLISON, RECORDER

A.P.N. No.:	1022-29-201-017
R.P.T.T.	\$ 540.15
File No.:	1056058 rc
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	Same as below
When Recorded Mail To:	
Grantee	
1910 Countryside Court	
Reno, NV 89523	

****This deed is being executed in counterpart****

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Myrleen Herman, a widow, as to an undivided 50% interest and Jonathan K. Bodenstein and Irene M. Bodenstein, Trustees, under the terms of the Bodenstein Family Trust, as to an undivided 50% interest, for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to Catherine Grush and Paul Grush, husband and wife as joint tenants, all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

See Exhibit "A" attached hereto and made a part hereof.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: 3-16-2021

SIGNATURES AND NOTARY ON PAGE 2
THIS GRANT BARGAIN SALE DEED MAY BE SIGNED IN COUNTERPART.

Myrleen Herman
Myrleen Herman

Bodenstein Family Trust

By: _____
Jonathan K. Bodenstein, Trustee

By: _____
Irene M. Bodenstein, Trustee

State of Nevada)
) ss
County of Douglas)

This instrument was acknowledged before me on the _____ day of _____, 2021
By: Myrleen Herman and Bodenstein Family Trust

Signature: _____
Notary Public

My Commission Expires: _____

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Bernardino)

On 03-16-2021 before me, SONNY S WON, Notary Public
(insert name and title of the officer)

personally appeared Myleen Herman
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Signature] (Seal)

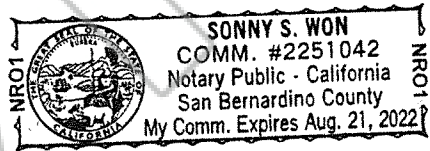


EXHIBIT "A"
LEGAL DESCRIPTION

A portion of the South 1/2 of the Southwest 1/4 of the Southeast 1/4 of the Northwest 1/4 of Section 29, Township 10 North, Range 22 East, M.D.B.&M., described as follows:

Commencing at the southeast corner of the parcel of land described in the Deed to Michael J. Casale and Helen M. Casale, his wife, recorded July 31, 1964, in Book 25 of Official Records, Page 468, Douglas county, Nevada;

thence along the East line of the last mentioned parcel, North 225 feet to the true point of beginning; thence parallel to the North line of said South 1/4 of the Southwest 1/4 of the Southeast 1/4 of the Northwest 1/4 of Section 29, East 194 feet; thence at a right angle South 225 feet; thence at a right angle West 194 feet to the Southeast corner of the aforementioned Michael J. Casale and Helen M. Casale parcel; thence at a right angle North along the East boundary line of the last mentioned parcel, a distance of 225 feet to the point of beginning.

APN: 1022-29-201-017

The above metes and bounds legal description appeared previously in that certain Document recorded on January 27, 1993 in Book 193, Page 3836, as Document No. 298241, Official Records, pursuant to NRS Section 6. NRS 111.312.

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See Exhibit "A" attached hereto and made a part hereof.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: 4-1-2021

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EXHIBIT "A" LEGAL DESCRIPTION

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**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1022-29-201-017
 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
 Other _____

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a. Total Value/Sales Price of Property \$ 138,500.00
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 c. Transfer Tax Value: \$ 138,500.00
 d. Real Property Transfer Tax Due \$ 540.15

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 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 [Handwritten Signature] Capacity Grantor Escrow
 Signature [Handwritten Signature] Capacity Grantee Escrow

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Myrleen Herman and Bodenstein
Family Trust
 Address: 31059 E. Sunset Drive N
 City: Redlands
 State: CA Zip: 92373

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Paul Grush and Catherine Grush
 Address: 1910 Countryside Court
 City: Reno
 State: NV Zip: 89523

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Stewart Title Company Escrow # 1056058 rc
 Address: 540 W Plumb Ln, Ste 100
 City: Reno State: NV Zip: 89509

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED