

**APN:** 1319-11-002-015

**R.P.T.T.:** \$0.00

Exempt: (7)

**Recording Requested By:**

Judy Ann Wislocki  
230 Pacific Street  
Tustin, CA 92780



00132932202109657020090098

KAREN ELLISON, RECORDER

E07

**After Recording Mail To:**

uDeed, LLC - 96941  
9041 S. Pecos Road, Ste. 3900  
Henderson, NV 89074

**Send Subsequent Tax Bills To:**

Ronald Louis Stevens  
31687 Crystal Sand Drive  
Laguna Niguel, CA 92677

**GRANT, BARGAIN, AND SALE DEED**

TITLE OF DOCUMENT

THIS INDENTURE WITNESSETH THAT, **Judy Ann Wislocki and Ronald Louis Stevens, Successor Co-Trustees of the Carl P. and Marion B. Stevens Trust established September 15, 1989**, FOR GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, does hereby GRANT, BARGAIN, SELL, AND CONVEY, to **Ronald Louis Stevens, a married man as his sole and separate property**, whose address is 31687 Crystal Sand Drive, Laguna Niguel, California 92677,

ALL that real property situated in the County of **Douglas**, State of **Nevada**, bounded and described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

MORE commonly known as: **444 Genoa Lane  
Minden, Nevada 89423**

Subject To: Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any.

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

WITNESS my/our hands, this 12th day of April, 2021.

**Carl P. and Marion B. Stevens Trust**

*Judy Ann Wislocki*  
Judy Ann Wislocki, Successor Co-Trustee

*Signed in center part*  
Ronald Louis Stevens, Successor Co-Trustee

~~STATE OF XXXXXXXXXXXXXXXXXXXXXXXXXXXX  
XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX  
COUNTY OF XXXXXXXXXXXXXXXXXXXXXXXX~~

~~THIS instrument was acknowledged before me, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by Judy Ann Wislocki, Successor Co-Trustee and Ronald Louis Stevens, Successor Co-Trustee.~~

~~NOTARY STAMP/SEAL~~

SEE ATTACHED CERTIFICATES

~~XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX  
Notary Public XXXXXXXXXXXXXXXXXXXXXXXX~~

~~XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX  
Title and Rank XXXXXXXXXXXXXXXXXXXXXXXX  
My Commission Expires XXXXXXXXXXXXXXXX~~

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND, LOCATED IN THE SOUTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 10 AND THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 11 IN TOWNSHIP 13 NORTH, RANGE 19 EAST, M.D.B.&M., MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 11, PROCEED THENCE NORTH 43°47' EAST, A DISTANCE OF 375.57 FEET TO A POINT; SAID POINT BEING THE TRUE POINT OF BEGINNING, WHICH IS THE SOUTHEASTERLY CORNER OF THE PARCEL AND LIES ON THE NORTHERLY RIGHT-OF-WAY LINE OF GENOA LANE, AT RIGHT ANGLES TO STATE HIGHWAY ENGINEERS STATION 129 + 40.11; SAID POINT OF BEGINNING IS FURTHER DESCRIBED AS BEING THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO LEROY J. ATHENOUR AND MARILYN ATHENOUR, HIS WIFE, AS JOINT TENANTS IN DEED RECORDED FEBRUARY 4, 1975 IN BOOK 275, PAGE 108, DOCUMENT NO. 78043, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA; THENCE NORTH 71° 31' 30" WEST, A DISTANCE OF 272 FEET MORE OR LESS, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF GENOA LANE TO A POINT; SAID POINT IS THE SOUTHWESTERLY CORNER OF THE PARCEL, AND IS FURTHER DESCRIBED AS BEING THE MOST SOUTHERLY CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO WALTER C. BRAUN AND IRENE BRAUN, HIS WIFE, AND R. BRUCE BRAUN, IN DEED RECORDED NOVEMBER 7, 1960 IN BOOK 4, PAGE 244, DOCUMENT NO. 16846, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA; THENCE NORTH 12°03' EAST, A DISTANCE OF 416.60 FEET ALONG A FENCE TO A POINT; SAID POINT BEING THE NORTHEASTERLY CORNER OF THE PARCEL; THENCE SOUTH 69°34'40" EAST, A DISTANCE OF 263.10 FEET ALONG A FENCE TO A POINT; SAID POINT BEING THE NORTHEASTERLY CORNER OF THE PARCEL; THENCE SOUTH 15°30'01" WEST, A DISTANCE OF 405.26 FEET TO THE POINT OF BEGINNING.

Per NRS 111.312 – The Legal Description appeared previously in **Affidavit of Successor Trustee** recorded concurrently herewith; AND **Affidavit of Death** recorded on **September 21, 2018**, as Document No. **2018-919926**; AND **Deed** recorded on **December 29, 1989**, as Book **1289**, Page **3394**, Document No. **217368**, in Douglas County Records, Douglas County, Nevada.

**CALIFORNIA ALL PURPOSE ACKNOWLEDGMENT**

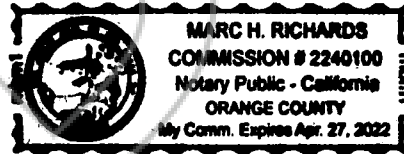
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA )  
 ) ss.  
COUNTY OF ORANGE )

On April 12, 2021, before me, MARC H. RICHARDS, a notary public, personally appeared Judy Any Wislocki, 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 Marc H. Richards (Seal)

Capacity claimed by signer:

- Individual
- Corporate Officer(s):
- Partner(s):
  - General
  - Limited
- Attorney-in-fact
- Trustee(s)
- Guardian/Conservator
- Other:

Signer is representing:

Attention Notary: Although the information requested below is OPTIONAL, it could prevent fraudulent attachment of this certificate to an unauthorized document.

THIS CERTIFICATE  
MUST BE ATTACHED  
TO THE DOCUMENT  
DESCRIBED AT RIGHT:

Title or Type of Document: Grant, Bargain, and Sale Deed  
Number of Page(s) 3 Date of Document 4/12/2021  
Signer(s) Other than Named Above

**APN:** 1319-11-002-015

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MORE commonly known as: **444 Genoa Lane  
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Subject To: Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any.

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

WITNESS my/our hands, this 12th day of April, 2021.

**Carl P. and Marion B. Stevens Trust**

*Signed For Carl P. Stevens*  
Judy Ann Wislocki, Successor Co-Trustee

*[Signature]*  
Ronald Louis Stevens, Successor Co-Trustee

~~STATE OF XXXXXXXXXXXXXXXXXXXXXXXXXXXX  
XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX  
COUNTY OF XXXXXXXXXXXXXXXXXXXXXXXXXXXX~~

~~This instrument was acknowledged before me, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by Judy Ann Wislocki, Successor Co-Trustee and Ronald Louis Stevens, Successor Co-Trustee.~~

~~NOTARY STAMP/SEAL~~

SEE ATTACHED CERTIFICATES

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Notary Public XXXXXXXXXXXXXXXXXXXXXXXX~~

~~XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX  
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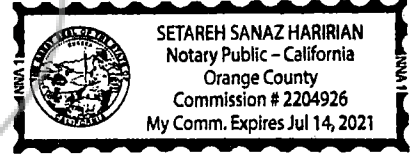
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STATE OF CALIFORNIA )  
 ) ss.  
COUNTY OF ORANGE )

On April 12, 2021, before me, Setareh Sanaz Haririan, a notary public, personally appeared Ronald Louis Stevens, 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 [Handwritten Signature] (Seal)

Capacity claimed by signer:

- Individual
- Corporate Officer(s):
- Partner(s):
- General  Limited
- Attorney-in-fact
- Trustee(s)
- Guardian/Conservator
- Other:

Signer is representing:

Attention Notary: Although the information requested below is OPTIONAL, it could prevent fraudulent attachment of this certificate to an unauthorized document.

THIS CERTIFICATE  
MUST BE ATTACHED  
TO THE DOCUMENT  
DESCRIBED AT RIGHT:

Title or Type of Document: Grant, Bargain, and Sale Deed  
Number of Page(s) 3 Date of Document 4/12/2021  
Signer(s) Other than Named Above



STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) 1319-11-002-015  
 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 ONLY	
BOOK _____	PAGE _____
DATE OF RECORDING: <u>4/14/21</u>	
NOTES: <u>Transfer OK</u>	

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

4. If Exemption Claimed:  
 a. Transfer Tax Exemption per NRS 375.090, Section # 7  
 b. Explain Reason for Exemption: TRANS FEE FROM TRUST W/ NO CONSIDERATION

5. Partial Interest: Percentage being transferred: 100 %

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 \_\_\_\_\_ Capacity Grantor  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION (REQUIRED)**  
 Print Name: Steven Troso  
 Address: PO Box 6362  
 City: Las Vegas, NV  
 State: CA Zip: 92677

**BUYER (GRANTEE) INFORMATION (REQUIRED)**  
 Print Name: Ron Stevens  
 Address: 444 Genoa Ln  
 City: Minden  
 State: NV Zip: 89423

**COMPANY/PERSON REQUESTING RECORDING**  
 (required if not the seller or buyer)  
 Print Name: \_\_\_\_\_ Escrow # \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_