DOUGLAS COUNTY, NV

2021-967572

RPTT:\$189.15 Rec:\$40.00

\$229.15 Pgs=3 05/17/2021 12:56 PM

FIRST AMERICAN TITLE MINDEN KAREN ELLISON, RECORDER

A.P.N.:

102218001009

File No:

143-2625053 (mk)

R.P.T.T.:

\$189.15

When Recorded Mail To: Mail Tax Statements To: Karen L. Turner, Trustee 1386 S. Hwy 395

Gardnerville, NV 89410

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Iris Hettrick, Trustee of the Hettrick Family 1990 Trust

do(es) hereby GRANT, BARGAIN and SELL to

Karen L. Turner, Trustee Of The Karen L. Turner Trust dated May 15, 2019

the real property situate in the County of Douglas, State of Nevada, described as follows:

PARCEL 1:

PARCEL A AS SHOWN ON THE PARCEL MAP FOR JACK BEMIS, FILED FOR RECORD OCTOBER 19, 1979 FILE NO. 37989, OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA.

PARCEL 2:

AN EASEMENT 10.00 FEET IN WIDTH FOR WATER PIPE LINES OVER AND ACROSS THE PORTION OF PARCEL 8, AS SHOWN ON THE RECORD OF SURVEY FILED FOR RECORD OCTOBER 10, 1969 AS DOCUMENT NO. 45990, OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE WELL SITE FROM WHICH THE NORTH 1/4 CORNER OF SECTION 18, TOWNSHIP 10 NORTH, RANGE 22 EAST, M.D.B.&M., BEARS NORTH 02°50'00" EAST A DISTANCE OF 860.00 FEET:

THENCE FROM THE POINT OF BEGINNING NORTH 03°17'00" WEST A DISTANCE OF 185.10 FEET TO A POINT IN THE ROAD AND UTILITY EASEMENT AS SET FORTH ON THAT CERTAIN REGORD OF SURVEY MAP FILED IN THE OFFICE OF THE RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON OCTOBER 10, 1969 AS DOCUMENT NO. 45990, SAID ROAD AND UTILITY EASEMENT AS SHOWN ON SAID MAP IS SHOWN AS PENROD LANE;

THENCE NORTH 86°43'00" EAST IN SAID ROAD AND UTILITY EASEMENT A DISTANCE OF 260.00 FEET TO A POINT THEREIN;

THENCE NORTH 03°17'00" WEST A DISTANCE OF 60 FEET TO THE POINT OF TERMINATION OF THE EASEMENT HEREBY DEDICATED.

NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED FEBRUARY 10, 1983 IN BOOK 283, PAGE 1052, AS INSTRUMENT NO. 76103, OF OFFICIAL RECORDS DOUGLAS COUNTY, NEVADA.

PARCEL 3:

A NON-EXCLUSIVE ROAD AND UTILITY EASEMENT ON AND OVER A STRIP OF LAND 15 FEET IN WIDTH LYING SOUTHERLY OF, PARALLEL AND CONTIGUOUS TO THE SOUTHERLY LINE OF PARCEL B, AS SHOWN ON THE PARCEL MAP FOR JACK BEMIS, FILED FOR RECORD OCTOBER 19, 1979 FILE NO. 37989, OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA.

PARCEL 4:

AN ACCESS EASEMENT OVER THE WESTERLY 25 FEET OF PARCEL B AS SHOWN ON THE PARCEL MAP FOR JACK BEMIS, FILED FOR RECORD OCTOBER 19, 1979 FILE NO. 37989, OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA.

PARCEL 5:

A 25 FOOT ACCESS EASEMENT OVER THE WESTERLY BOUNDARY OF PARCEL B OF PARCEL MAP FOR JACK BEMIS, RECORDED AS DOCUMENT NUMBER 37989, AS SET FORTH IN CORRECTION GRANT OF EASEMENT RECORDED MARCH 24, 2009 AS INSTRUMENT NO. 740095 OF OFFICIAL RECORDS.

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.

Subject to

- 1. All general and special taxes for the current fiscal year.
- Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

Iris Hettrick, Tr Trust	ustee of the Hettrick F	amily 1990		\ \ .
Suis	Dellrick	.)	~	\ \
Iris Hettrick, Tr				7 /
STATE OF	NEVADA) : ss.		
COUNTY OF	DOUGLAS)	~//	
This instrument Iris Hettrick,	was acknowledged be Trustee	efore me on	May 14, 2021	by
	Notary Public	/ - 12	SHERRIE BLUM Notary Public, State of Appointment No. 19-10 My Appt. Expires Sep 9	060-05
(My commission	expires: $\frac{9}{9}$	(23)		

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. 143-2625053.

STATE OF NEVADA DECLARATION OF VALUE

1.	Assessor Parcel Numb	er(s)		\.
a۱	102218001009		(\
b)	102210001003		\	\
c)			\ \	\
d)			\	1
<u> </u>			\	\
2.	Type of Property	·	\	\
a)	Vacant Land	b) Single Fam. Res.	FOR RECORDERS OPTIONA	LUSE
•	≔ ¥	· 🛁 -		
c)	Condo/Twnhse	d) 2-4 Plex	BookPage:	1
e)	Apt. Bldg.	f) Comm'l/Ind'l	Date of Recording: (1
g)	Agricultural	h) Mobile Home	Notes:	
		Troblic Home	Trotes.	
i)	Other			- N
3.	a) Total Value/Sales P	rice of Property:	\$48,500.00	
	b) Deed in Lieu of Fore	eclosure Only (value of pro	perty) (<u>\$</u>)
	c) Transfer Tax Value:		\$48,500.00	
	d) Real Property Trans	fer Tax Due	\$189.15	
4.	If Exemption Claim	ed:		
	a Transfer Tay Evem	ption, per 375.090, Section		
	b. Explain reason for		· ———	
	D, Explain reason for	exemption.		÷
5.	Partial Interest: Percei	ntage being transferred:	%	
5.		ntage being transferred:	%	to NDS
	The undersigned decl	ares and acknowledges, u	nder penalty of periury, pursuant	to NRS
375 info	The undersigned decl 060 and NRS 375.11 07 mation and belief, and	ares and acknowledges, u 0, that the information p I can be supported by doc	nder penalty of perjury, pursuant provided is correct to the best current unentation if called upon to subst	of their antiate
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