

DOUGLAS COUNTY, NV  
RPTT:\$189.15 Rec:\$40.00  
\$229.15 Pgs=3  
FIRST AMERICAN TITLE MINDEN  
KAREN ELLISON, RECORDER

**2021-967572**

05/17/2021 12:56 PM

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 RECORD 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.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

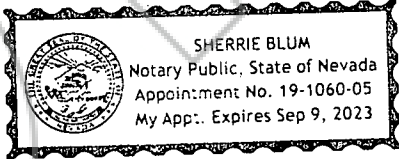
Iris Hettrick, Trustee of the Hettrick Family 1990 Trust

Iris Hettrick  
Iris Hettrick, Trustee

STATE OF **NEVADA** )  
 : **ss.**  
COUNTY OF **DOUGLAS** )

This instrument was acknowledged before me on May 14, 2021 by **Iris Hettrick, Trustee.**

[Signature]  
Notary Public  
(My commission expires: 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 Number(s)

- a) 102218001009
- 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**

Book \_\_\_\_\_ Page: \_\_\_\_\_  
Date of Recording: \_\_\_\_\_  
Notes: \_\_\_\_\_

- 3. a) Total Value/Sales Price of Property: \$48,500.00
- b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )
- c) Transfer Tax Value: \$48,500.00
- d) Real Property Transfer Tax Due \$189.15

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 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: *Iris Hettrick*

Capacity: *Trustee*

Signature: \_\_\_\_\_

Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION  
(REQUIRED)**

**BUYER (GRANTEE) INFORMATION  
(REQUIRED)**

Print Name: Iris Hettrick, Trustee

Print Name: Karen L. Turner, Trustee

Address: 758 Tulip Ct

Address: Trust dated May 15, 2019

City: Minden

Address: 1386 S. Hwy 395

State: NV Zip: 89423

City: Gardnerville

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

Print Name: First American Title Insurance Company

State: NV Zip: 89410

Address: 1663 US Highway 395, Suite 101

City: Minden

File Number: 143-2625053 mk/ mk

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)