

DOUGLAS COUNTY, NV  
RPTT:\$390.00 Rec:\$40.00  
\$430.00 Pgs=3  
FIRST AMERICAN TITLE MINDEN  
KAREN ELLISON, RECORDER

**2021-967611**

**05/18/2021 09:24 AM**

A.P.N.: 1022-18-001-010  
File No: 143-2623842 (mk)  
R.P.T.T.: \$390.00

When Recorded Mail To: Mail Tax Statements To:  
Karen L. Turner  
1386 Hwy 395 S.  
Gardnerville NV 89410

***GRANT, BARGAIN and SALE DEED***

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

Margaret M. Ziebell, Successor Trustee of the Margaret M. Ziebell and Peter D. Ziebell  
Family Trust dated August 21, 2002

do(es) hereby *GRANT, BARGAIN and SELL* to

Karen L. Turner, Trustee Of The Karen L. Turner

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

**PARCEL 1:**

**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 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 BOUND DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED FEBRUARY 10, 1983, IN BOOK 283, PAGE 1052 AS INSTRUMENT NO. 76103.**

**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, PARCEL MAP NO. 37989.**

*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.

Margaret M. Ziebell, Successor Trustee of the  
Margaret M. Ziebell and Peter D. Ziebell Family  
Trust dated August 21, 2002

Margaret M. Ziebell  
Margaret M. Ziebell, Successor Trustee

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

This instrument was acknowledged before me on 5-7-22 by  
**Margaret M. Ziebell, Successor Trustee .**

Mary Kelsh  
Notary Public  
(My commission expires: 11-6-22)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow  
No. 143-2623842.

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a) 1022-18-001-010  
 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 \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE</b>	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a) Total Value/Sales Price of Property: \$100,000.00  
 b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )  
 c) Transfer Tax Value: \$100,000.00  
 d) Real Property Transfer Tax Due \$390.00

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: [Signature]  
 Signature: \_\_\_\_\_

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

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

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

Margaret M. Ziebell, Successor  
 Trustee of the Margaret M. Ziebell  
 Print Name: and Peter D. Z  
 Address: 1380 Centerville  
 City: Gardnerville  
 State: NV Zip: 89410

Print Name: Karen L. Turner  
 Address: 1386 US HWY 395 S  
 City: Gardnerville  
 State: NV Zip: 89410

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

First American Title Insurance  
 Print Name: Company  
 Address: 1663 US Highway 395, Suite 101  
 City: Minden

File Number: 143-2623842 mk/ kf  
 State: NV Zip: 89423

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