

DOUGLAS COUNTY, NV
RPTT:\$3354.00 Rec:\$40.00
\$3,394.00 Pgs=3
06/02/2021 12:00 PM
STEWART TITLE COMPANY - NV
KAREN ELLISON, RECORDER

A.P.N. No.:	1219-04-002-008
R.P.T.T.	\$3,354.00
File No.:	1181047 AMG
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To: <i>Same as below</i>	
When Recorded Mail To:	
Zachary Mosedale	
280 Island Ave #903	
Reno NV 89501	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Carole S. Talan, Trustee of **The Carole S. Talan Family Trust** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Zachary Mosedale**, an unmarried man all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

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

All that certain lot, piece, parcel or portion of land situate, lying and being within the Northeast ¼ of the Southeast ¼ of Section 4, Township 12 North, Range 19 East, M.D.M., Douglas County, Nevada and more particularly described as follows:

Commencing at the East ¼ corner of said Section 4; thence along the Northerly line of said Northeast ¼ of the Southeast ¼ South 89°58'35" West a distance of 170.28 feet to the Northeast corner of the herein described parcel and the TRUE POINT OF BEGINNING; thence leaving said line South 00°14'29" East a distance of 80.00 feet; thence South 21°00'06" East a distance of 338.97 feet to a point on the Northerly right-of-way line of Kingsbury Grade; thence along said line North 44°27'00" West a distance of 555.20 feet to a point on the Northerly line of said Northeast ¼ of the Southeast ¼; thence along said line North 89°58'35" East a distance of 266.98 feet to the TRUE POINT OF BEGINNING. Subject to a private access easement over a triangular parcel of land in the Northwest corner of the above described parcel and more particularly described as follows:

Commencing at the East ¼ corner of said Section 4; thence along the Northerly line of said South 89°58'35" West a distance of 408.69 feet to the TRUE POINT OF BEGINNING; thence leaving said line South 45°33'00" West a distance of 20.40 feet to a point on the Northerly right-of-way line of Kingsbury Grade; thence along said line North 44°27'00" West a distance of 20.00 feet to the Northwest corner of the above described parcel; thence along the North line thereof North 89°58'35" East a distance of 28.57 feet to the TRUE POINT OF BEGINNING.

Also being subject to that certain 40.00 wide private access easement as described in deed filed for record in Book 292 at Page 825, Official Records of Douglas County, Nevada reference is made to 'Adjusted Parcel C' of record of survey for boundary line adjustment. Filed for record January 10, 1994 in Book 194 of Official Records at Page 1598, as Document No. 327221.

NOTE: The above metes and bounds description appeared previously in that certain Grant, Bargain, Sale Deed recorded in the office of the County Recorder of Douglas County, Nevada on February 23, 2021, as Document No. 2021-962410, of Official Records.

***SUBJECT TO:**

1. Taxes for the fiscal year;
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.
- 3.

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: 5/25/2021

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



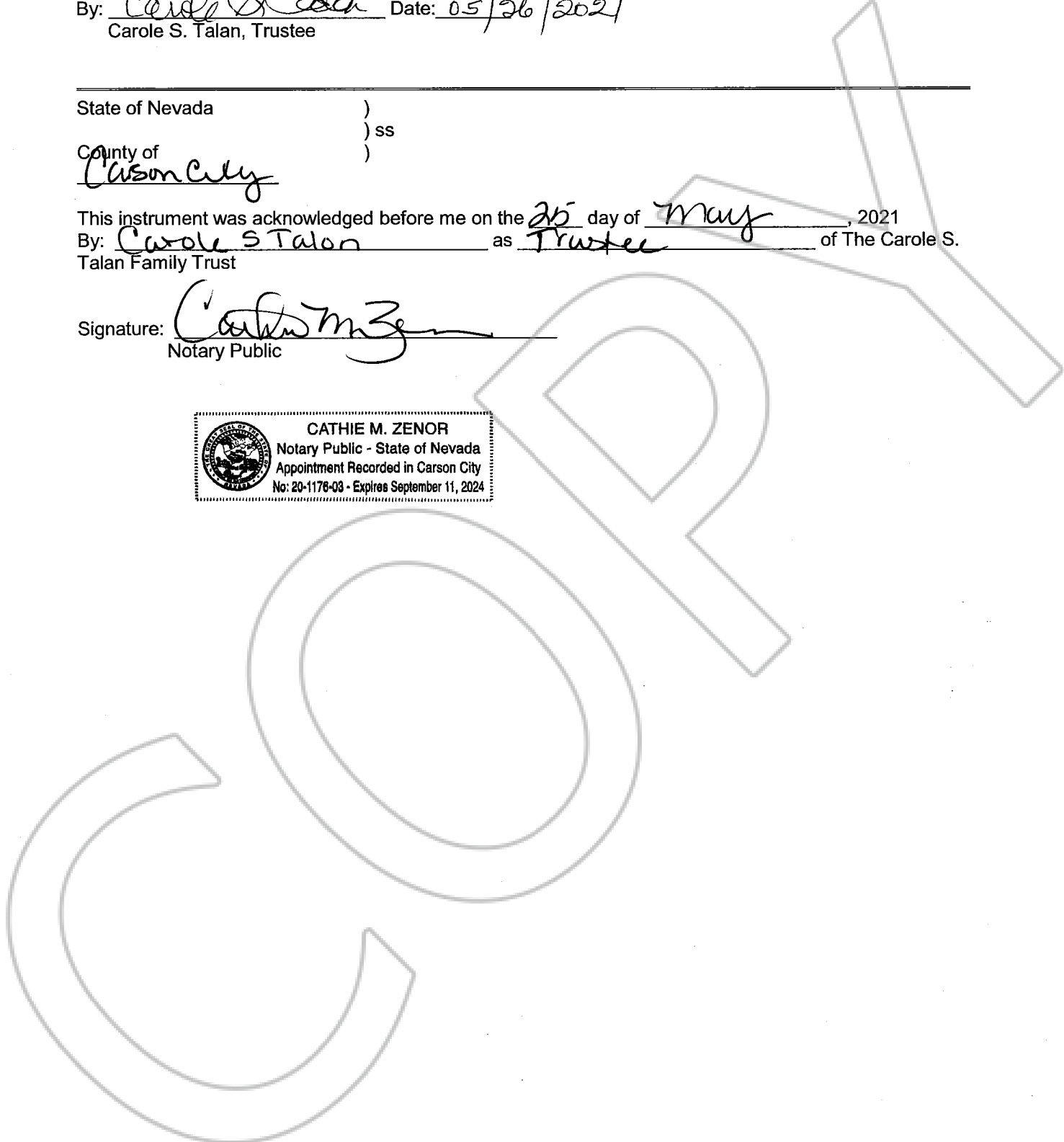
The Carole S. Talan Family Trust

By: Carole S. Talan Date: 05/26/2021
Carole S. Talan, Trustee

State of Nevada)
) ss
County of Carson City)

This instrument was acknowledged before me on the 25 day of May, 2021
By: Carole S. Talan as Trustee of The Carole S. Talan Family Trust

Signature: Cathie M. Zenor
Notary Public



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1219-04-002-008
 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 \$ 860,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 c. Transfer Tax Value: \$ 860,000.00
 d. Real Property Transfer Tax Due \$ 3,354.00

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section _____
 b. Explain Reason for Exemption: _____

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 A Claypool Capacity Agent
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: The Carole S. Talan Family Trust
 Address: 39861 S Winding Trail Dr
 City: Saddlebrooke
 State: AZ Zip: 85739

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Zachary Mosedale
 Address: 280 Island Ave #903
 City: Reno
 State: NV Zip: 89501

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Stewart Title Company Escrow # 1181047 AMG
 Address: 2310 S. Carson Street, Suite 5A
 City: Carson City State: NV Zip: 89701

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED