

APN# 1023-17-001-006

Recording Requested by/Mail to:

Name: Signature Title Company

Address: 1664 Hwy 395, Suite 106

City/State/Zip: Minden, NV 89423

Mail Tax Statements to:

Name: Thomas P Clougher and Tami D Clougher

Address: 1647 Saint Norbert Dr

City/State/Zip: Danville, CA 94526



KAREN ELLISON, RECORDER

E03

Grant, Bargain, Sale Deed

Title of Document (required)

----- (Only use if applicable) -----

The undersigned hereby affirms that the document submitted for recording  
DOES contain personal information as required by law: (check applicable)

Affidavit of Death – NRS 440.380(1)(A) & NRS 40.525(5)

Judgment – NRS 17.150(4)

Military Discharge – NRS 419.020(2)

N Frey

Signature

NATALIE FREY

Printed Name

This document is being (re-)recorded to correct document # 2020-953928, and is correcting  
the legal description

A parcel of land located within portions of Sections 16 & 17, Township 10 North Range 23 East, MDM, Douglas County, Nevada being more particularly described as follows:

BEGINNING at a point on the West line of the Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 17 which bears S.  $71^{\circ}02'07''$  W., 1402.89 feet from the Northwest corner thereof;

Thence S.  $89^{\circ}36'36''$  E., 1945.51 feet;

Thence S.  $09^{\circ}34'05''$  E., 771.95 feet to a point on the Southerly line of Parcel 4 as shown on Map of Division into Large Parcels, File No. 616422, Official Records, Douglas County, Nevada;

Thence along the Southerly line of said parcel S.  $64^{\circ}11'38''$  W., 895.19 feet to the Southwest corner thereof, also being a point on the East line of said Section 17;

Thence along said East line N.  $02^{\circ}04'52''$  E. 328.14 feet to the North  $\frac{1}{16}$  corner of said Sections 16 and 17;

Thence along the South line of the Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of said Section 17, N.  $89^{\circ}44'10''$  W., 1306.34 feet to the Southwest  $\frac{1}{16}$  corner thereof;

Thence along the West line of the Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 17, N.  $01^{\circ}49'52''$  E., 830.64 feet to the POINT OF BEGINNING.

Basis of Bearing:

The North line of Section 16, T. 10N. R. 23E, MDM per BLM Township Plat dated August 7, 1877 (N.  $89^{\circ}47'00''$ W.)

PURSUANT TO NRS SECTION 111.312, THE ABOVE LEGAL DESCRIPTION IS THE SAME PROPERTY CONVEYED IN DEED RECORDED December 13, 2006 AS INSTRUMENT NO. 0690688.

APN: 1023-17-001-006

DOUGLAS COUNTY, NV **2020-953928**  
RPTT:\$741.00 Rec:\$40.00  
\$781.00 Pgs=3 10/05/2020 03:41 PM  
SIGNATURE TITLE - ZEPHYR COVE  
KAREN ELLISON, RECORDER

APN: 1023-17-001-006

**RECORDING REQUESTED BY:**  
SIGNATURE TITLE COMPANY LLC  
1664 US HWY 395 NORTH, SUITE 105  
MINDEN, NV 89423

**MAIL RECORDABLE DOCS AND  
Tax Statements to:**  
Thomas P. Clougher and Tami D. Clougher,  
Trustees of The Clougher Trust  
1647 Saint Norbert Dr  
Danville, CA 94526

ESCROW NO: 44000082-NF4

RPTT \$ 741.00

**GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH: That Robert James and Gay James, Trustees of the James Family Trust dated January 10, 2006

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell, and Convey to:

**Thomas P. Clougher and Tami D. Clougher, Trustees of The Clougher Trust, dated May 16, 2017**

all that real property situated in the City of Topaz, County of Douglas, State of Nevada, described as follows:

**SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.**

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

Robert James and Gay James, Trustees of the James  
Family Trust dated January 10, 2006

Robert James, Trustee  
Robert James, Trustee

Gay James, Trustee  
Gay James, Trustee

STATE OF CA  
COUNTY OF Butte

} ss:

This instrument was acknowledged before me on 9/26/2020.

by Robert James and Gay James.

[Signature] (seal)  
Notary Public



**EXHIBIT A**  
**Legal Description**

A parcel of land located within portions of Sections 16 & 17, Township 10 North Range 23 East, MDM, Douglas County, Nevada being more particularly described as follows:

**BEGINNING** at the Northeast corner of said Section 16;

Thence along the North line of said Section 16, S. 89°47'00" E., 1078.51 feet to the Northeast corner of Parcel 4 as shown on Map of Division into Large Parcels, File No. 616422, Official Records, Douglas County, Nevada;

Thence along the Northeasterly line of said Parcel 4 S. 45°50'43" E., 1021.55 feet to the Southeasterly corner thereof;

Thence along the Southerly line of said parcel, S. 64°11'38" W., 1182.29 feet;

Thence N. 09°34'05" W., 771.95 feet;

Thence N. 89°36'36" W., 1945.51 feet to a point on the West line of the Northeast ¼ of the Northeast ¼ of said Section 17;

Thence along said West line, N. 01°49'52" E., 468.35 feet to the East 1/16 corner of Sections 8 and 17 of said Township;

Thence along the North line of said Section 17, S. 89°28'04" E., 1311.83 feet to the **POINT OF BEGINNING**.

**Basis of Bearing:**

The North line of Section 16 T., 10N, R. 23E, MDM per BLM Township Plat dated August 7, 1877 (N. 89°47'00" W.)

**PURSUANT TO NRS SECTION 111.312, THE ABOVE LEGAL DESCRIPTION IS THE SAME PROPERTY CONVEYED IN DEED RECORDED December 13, 2006 AS INSTRUMENT NO. 0690689.**

APN: 1023-17-001-006

**Certified Copy**

The foregoing instrument is a full, true and correct copy of the original on file in the office of the County Recorder of Douglas County, State of Nevada. Per NRS 239b.030 Sec.5 the SSN may be redacted, but in no way affects the legality of the document.

Witnessed my hand this 16<sup>th</sup>

day of June, 2021

By: John D. Stwall  
Deputy Recorder

NvGrbnd

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) 1023-17-001-006  
 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: _____	
NOTES: _____	

3. Total Value/Sales Price of Property: \$ 0  
 Deed in Lieu of Foreclosure Only (value of property) \_\_\_\_\_  
 Transfer Tax Value: \$ 0  
 Real Property Transfer Tax Due: \$ 0

4. If Exemption Claimed:  
 a. Transfer Tax Exemption per NRS 375.090, Section # 3  
 b. Explain Reason for Exemption: TO RE-RECORD DOCUMENT  
# 2020-953928

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 [Handwritten Signature] Capacity Agent

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

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

Print Name: JAMES FAMILY TRUST  
 Address: 4990 RICH BAR RD  
 City: CHICO  
 State: CA Zip: 95928

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

Print Name: THE CLOUGHER TRUST  
THOMAS CLOUGHER & TAMARA CLOUGHER  
 Address: 1647 SAINT NORBERT CLOUGHER TRUSTEES  
 City: DANVILLE  
 State: CA Zip: 94526

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

Print Name: SIGNATURE TITLE Escrow # 44000082-NF  
 Address: 1664 HWY 395 SUITE 106  
 City: WINDEN State: NV Zip: 89423

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