

A.P.N. No.:	1418-15-801-006
R.P.T.T.	\$ 0.00 #5
File No.:	1281968 AMG
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
Charles Randall Townsend and Lara Burgarello Townsend	
PO Box 855	
Zephyr Cove, NV 89448	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Louie Ray Burgarello and Janice Marie Burgarello, husband and wife as joint tenants with right of survivorship** or valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Charles Randall Townsend and Lara Burgarello Townsend**, husband and wife as joint tenants with right of survivorship all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

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

All that portion of the Southeast 1/4 of Section 15, Township 14 North, Range 18 East, M.D.B.&M., more particularly described as follows:

PARCEL B:

COMMENCING at the section corner common to Sections 14, 15, 22 and 23; thence North 489.02 feet along the section line; thence North 89°41' West 1139.09 feet to the Point of Beginning; thence continuing North 89°41' West 641.43 feet; thence North 17°55' West 89.5 feet; thence South 89°41' East 186.11 feet; thence North 79°54'30" East 89.11 feet; thence South 9°59'40" East 10.14 feet; thence South 89°41' East 393.34 feet; thence South 91.19 feet to the Point of Beginning.

EXCEPTING THEREFROM that portion which lies within the U.S. Highway 50 Right-of-Way, said portion being described as follows:

BEGINNING at a point on the Easterly Right-of-Way line from which the Southeast corner of Parcel B bears North 89°41' West 105.27 feet; thence North 89°41' West 178.29 feet to the Westerly Right-of-Way line; thence North 16°08'12" East 97.79 feet; thence South 89°41' East 157.38 feet; thence South 3°23'50" West 91.26 feet to the Point of Beginning. Situated in the SE 1/4, Section 15, T 14 N, R 18 E., M.D.M.

FURTHER EXCEPTING any portion lying within the parcel described in Boundary Line Adjustment Grant Deed, recorded Septemb34 30, 1997, in Book 0997, Page 6308, Document No. 0422893, of Official Records.

FURTHER EXCEPTING any portion of the above described property lying within the bed of Lake Tahoe below the line whose elevation is 6223 feet, Lake Tahoe datum pursuant to NRS 321.595 and also excepting any artificial accretions to said land, waterward of said land or natural ordinary high water or, if Lake level as been artificially lowered, excepting any portion below such elevation as may be established

excepting any artificial accretions to said land, waterward of said land or natural ordinary high water or, if Lake level as been artificially lowered, excepting any portion below such elevation as may be established as the boundary by boundary line agreement with the State of by quiet title action in which the State is a party.

NOTE: The above metes and bounds description appeared previously in that certain Deed recorded in the office of the County Recorder of Douglas County, Nevada on September 13, 2010, Book 910, Page 2554 as Document No. 2010-770374 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. [Enter Data]

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: 8/4/2011

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

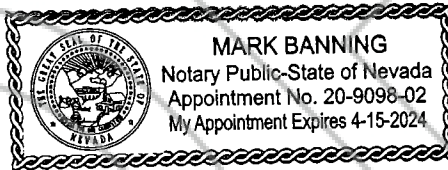
Louie Ray Burgarello
Louie Ray Burgarello

Janice Marie Burgarello
Janice Marie Burgarello

State of Nevada)
County of) ss
Washoe)

This instrument was acknowledged before me on the 4th day of August, 2021
By: Louie Ray Burgarello and Janice Marie Burgarello

Signature: Mark Banning
Notary Public
Mark Banning
My Commission Expires: 4-15-2024



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1418-15-801-006
 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
 Other _____

FOR RECORDERS OPTIONAL USE ONLY
 Book _____ Page: _____
 Date of Recording: _____
 Notes: _____

3. a. Total Value/Sales Price of Property \$: 0.00
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 c. Transfer Tax Value: \$: 0.00
 d. Real Property Transfer Tax Due \$: 0.00

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section 5
 b. Explain Reason for Exemption: Parents Deeding to Daughter and Son-in-Law Without Consideration

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 Al Claypool Capacity Agent
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Louie Ray Burgarello and Janice Marie Burgarello
 Address: 7870 Kevin Circle
 City: Reno
 State: NV Zip: 89511

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Charles Randall Townsend and Lara Burgarello Townsend
 Address: PO Box 855
 City: Zephyr Cove
 State: NV Zip: 89448

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Stewart Title Company Escrow # 1281968 AMG
 Address: 2310 S. Carson Street, Suite 5A
 City: Carson City State: NV Zip: 89701