

DOUGLAS COUNTY, NV

2021-973229

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=3

08/27/2021 02:37 PM

BOSTON NATIONAL TITLE AGENCY, LLC

KAREN ELLISON, RECORDER

E03

**PARCEL IDENTIFICATION NUMBER: 122019002012**

Commitment Number: NV21106269

After Recording, Send To:

**Boston National Title Agency  
400 Rouser Rd  
Coraopolis, PA 15108**

**SEND TAX STATEMENTS/BILLS TO:**

**JAMES BRITTINGHAM PAWLING AND MARILYN KOHL PAWLING, TRUSTEES  
OF THE JAMES AND MARILYN PAWLING LIVING TRUST OF DECEMBER 7, 2011  
658 Highway 88, Gardnerville, NV 89460**

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**GENERAL WARRANTY DEED**

Exempt: Section NRS 375.090 (3) recognize true status

**James Brittingham Pawling and Marilyn Kohl Pawling, Trustees of the James and Marilyn Pawling Living Trust of December 7, 2011** who acquired title as **James Pawling and Marilyn Pawling, Trustees of the James and Marilyn Pawling Living Trust of December 7, 2011**, hereinafter grantors, whose tax-mailing address is 658 Highway 88, Gardnerville, NV, for \$1.00 (One Dollar and Zero Cents) in consideration paid, grants, with general warranty covenants to **James Brittingham Pawling and Marilyn Kohl Pawling, Trustees of the James and Marilyn Pawling Living Trust of December 7, 2011**, hereinafter grantees, whose tax mailing address is 658 Highway 88, Gardnerville, NV, the following real property:  
89460

**THAT PROPERTY IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 12 NORTH, RANGE 20 EAST, M.D.B.&M., DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF PARCEL CONVEYED TO LESTER V. SWENSON, ET UX, BY DEED RECORDED MAY 26, 1964, IN BOOK 24, OFFICIAL RECORDS, PAGE 407, DOUGLAS COUNTY, NEVADA; THENCE NORTH 0 DEGREES 28' 12" EAST ALONG THE WEST LINE OF SAID PARCEL A DISTANCE OF 176.03 FEET TO THE TRUE**

**POINT OF BEGINNING; THENCE NORTH 0 DEGREES 28' 12" EAST ALONG THE WEST LINE OF SAID SWENSON PARCEL A DISTANCE OF 178.06 FEET TO THE SOUTHWEST CORNER OF PARCEL CONVEYED TO WARREN W. DEMARIS, ET UX, BY DEED RECORDED NOVEMBER 23, 1965, IN BOOK 36, OFFICIAL RECORDS, PAGE 98, DOUGLAS COUNTY, NEVADA; THENCE NORTH 89 DEGREES 51' 31" EAST ALONG THE SOUTH LINE OF SAID PARCEL, A DISTANCE OF 1,228.43 FEET TO A POINT ON THE EAST LINE OF SAID SWENSON PARCEL; SAID POINT ALSO BEING ON THE WESTERLY LINE OF NEVADA STATE HIGHWAY ROUTE 88; THENCE ALONG SAID LINE SOUTH 0 DEGREES 06' 00" EAST, A DISTANCE OF 177.77 FEET THENCE SOUTH 89 DEGREES 50' 45" WEST, A DISTANCE OF 1,230.19 FEET TO THE TRUE POINT OF BEGINNING.**

**Property Address is: 658 Highway 88, Gardnerville, NV 89460**

Prior instrument reference: **Official Records Book 1211, Page 3133**

The real property described above is conveyed subject to general warranty covenants, the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Executed by the undersigned on August 18, 2021:

James Brittingham Pawling  
James Brittingham Pawling, Trustee of the James and Marilyn  
Pawling Living Trust of December 7, 2011

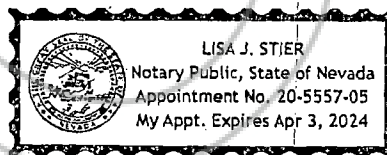
Marilyn Pawling  
Marilyn Pawling, Trustee of the James and Marilyn Pawling  
Living Trust of December 7, 2011

STATE OF Nevada  
COUNTY OF Douglas

The foregoing instrument was acknowledged before me on August 18, 2021 by  
James Brittingham Pawling, Trustee of the James and Marilyn Pawling Living Trust of  
December 7, 2011 and Marilyn Pawling, Trustee of the James and Marilyn Pawling Living  
Trust of December 7, 2011 who are personally known to me or have produced  
NV Drivers Lic as identification, and furthermore, the aforementioned persons have  
acknowledged that their signatures was their free and voluntary act for the purposes set forth in  
this instrument.

[Signature]  
Notary Public

This instrument prepared by:  
Jay A. Rosenberg, Esq., Rosenberg PLLC, Attorneys At Law, 101 South Reid Street, Suite 307,  
Sioux Falls, South Dakota 57103 (513) 247-9605 Fax: (866) 611-0170. File Number:  
NV21106269.



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a. 122019002012  
 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. 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 3  
 b. Explain Reason for Exemption: recognize true status - to add middle name of wife to trust name

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 James Pawling  
**James Pawling**

Capacity: grantor

Signature Marilyn Pawling  
**Marilyn Pawling**

Capacity: Grantor

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

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

Print Name: James Pawling and Marilyn Pawling,  
 Trustees of the James and Marilyn  
 Pawling Living Trust of December 7,  
 2011

Print Name: JAMES BRITTINGHAM  
 PAWLING AND  
 MARILYN KOHL  
 PAWLING, TRUSTEES OF  
 THE JAMES AND  
 MARILYN PAWLING  
 LIVING TRUST OF  
 DECEMBER 7, 2011

Address: 658 Highway 88  
 City: Gardnerville  
 State: NV Zip: 89460

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 City: Gardnerville  
 State: NV Zip: 89460

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

Print Name: Boston National Title Agency  
 Address: 400 Rouser Rd  
 City: Coraopolis

Escrow # NV21106269  
 State: PA Zip: 15108