

APN: 1219-15-002-044



After Recording, Mail to:

Karl E. Nisely and Julie A. Nisely  
889 Foothill Rd.  
Gardnerville, NV 89460

KAREN ELLISON, RECORDER

E07

Mail Tax Statements to:

Same as above

The undersigned affirms that this document does not contain the social security number of any person. (NRS 239B.030).

## TRUST TRANSFER DEED

KARL E. NISELY and JULIE A. NISELY, husband and wife, hereby grant to Karl E. Nisely and Julie A. Nisely, Co-Trustees of the Nisely Living Trust dated November 12, 2013, as to an undivided one-third interest, and Carson O. Nisely and Julie A. Nisely, Co-Trustees of the Carson Nisely Trust dated October 23, 2018, as to an undivided two-thirds interest, as tenants in common, the following described real property in the County of Douglas, State of Nevada:

All that certain lot, piece, parcel or portion of land situate, lying and being within the South ½ of Section 14, Township 12 North, Range 19 East, M.D.M. and more particularly described as follows:

A boundary line adjustment between Revised Parcel 2 and Revised Parcel 3 of the Parcel Map for Weyher Construction Co. filed for record in Book 779 at Page 604, as Document No. 34394, Official Records of Douglas County, Nevada and Revised Parcel 2 of the Parcel Map for Dorothy Colley and Diane Gordon filed for record in Book 1286 at Page 3238, as Document No. 147357, Official Records of Douglas County, Nevada and as shown on that Record of Survey for Dorothy Colley and Diane Gordon filed for record in Book 1286 at Page 3238, as Document No. 147357, Official Records of Douglas County, Nevada, and more particularly described as follows:

Commencing at the northeast corner of the Colley, Gordon Revised Parcel 2 as shown on aforesaid Record of Survey from which point the North 1/4 corner of aforesaid Section 14 bears North 41°31'44" East a distance of 3,356.53 feet;

thence from aforesaid Northeast corner along the North line of said parcel South 64°00'25" West a distance of 459.68 feet to the TRUE POINT OF BEGINNING;

thence leaving said North line South 25°59'35" East a distance of 143.10 feet; thence South 61°08'13" West a distance of 404.23 feet to a point on the Easterly right-of-way line of Foothill

Rd.;

Thence along said right-of-way line through a curve whose radius bears North 52°31'23" East, 4,960.00 feet distant with a central angle of 02°19'45", an arc length of 201.62 feet and whose chord bears North 36°18'44" West a distance of 201.61 feet to the Northwest corner of Parcel 2 as shown on the aforesaid Parcel Map for Weyher Construction Co.;

Thence along the Northerly line thereof North 64°00'25" East a distance of 319.84 feet; thence South 38°58'10" East a distance of 35.92 feet; thence North 64°00'25" East a distance of 111.93 feet; to the TRUE POINT OF BEGINNING.

Reference is hereby made to that certain Record of Survey No. 2 Supporting a Boundary Line Adjustment for Dorothy Colley and Diane Gordon, foed for record in the office of the Douglas County Recorder, State of Nevada, on November 20, 1992, in Book 1192, Page 3651, as Document No. 293657, Official Records.

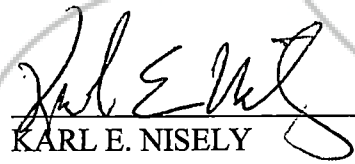
APN 1219-15-002-044

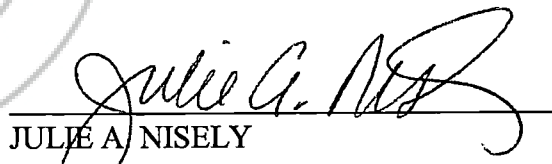
Per NRS 111.312, this metes and bounds legal description was previously recorded at Document No. 614486, Book 0504, Page 14027, on May 27, 2004.

TOGETHER WITH the tenements, hereditaments and appurtenances thereunto belonging or appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD the said premises, together with the appurtenances, unto the said party of the second part.

IN WITNESS WHEREOF, the party of the first part has executed this conveyance on November 4, 2021.

  
KARL E. NISELY

  
JULIE A. NISELY

**ACKNOWLEDGMENT**

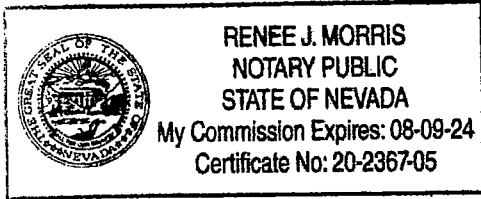
STATE OF NEVADA )  
 )  
 : ss.  
 COUNTY OF DOUGLAS )

On November 4, 2021, before me, Renee J. Morris, Notary Public, personally appeared KARL E. NISELY and JULIE A. NISELY, personally known to me (or proved to me on the

basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

Seal



NOTARY PUBLIC

COPY

**STATE OF NEVADA  
DECLARATION OF VALUE**

**1. Assessor Parcel Number(s)**

- a) 1219-15-002-044
- 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**

Document/Instrument #: \_\_\_\_\_

Book: \_\_\_\_\_ Page: \_\_\_\_\_

Date of Recording: 11/8/21

Notes: Grant to Trust

**3. Total Value/Sales Price of Property:**

\$ -0-

Deed in Lieu of Foreclosure Only (value of property): \$ -0-

Transfer Tax Value: \$ -0-

Real Property Transfer Tax Due: \$ -0-

**4. If Exemption Claimed:**

- a. Transfer Tax Exemption, per NRS 375.090, Section: 7
- b. Explain Reason for Exemption: This is a transfer to trust without consideration and the Certificate of Trust is being presented concurrently herewith.

**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 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] Capacity: Grantor

Signature: [Signature] Capacity: Grantee

**SELLER (GRANTOR) INFORMATION (Required)**

Print Name: Karl E. Nisely

Address: 889 Foothill Rd.

City/State/Zip: Gardnerville, NV 89460

**BUYER (GRANTEE) INFORMATION (Required)**

Print Name: Julie A. Nisely

Address: 889 Foothill Rd.

City/State/Zip: Gardnerville, NV 89460

**COMPANY/PERSON REQUESTING RECORDING**

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Law Office of Karen L. Winters Esc.# \_\_\_\_\_

Address: P.O. Box 1987

City: Minden State: NV Zip: 89423