

DOUGLAS COUNTY, NV **2022-982065**  
RPTT:\$5557.50 Rec:\$40.00  
\$5,597.50 Pgs=3 **03/04/2022 10:03 AM**  
FIRST CENTENNIAL - RENO (MAIN OFFICE)  
KAREN ELLISON, RECORDER

APN: 1219-03-002-107  
R.P.T.T.: \$5,557.50  
Escrow No.: 22025346-DR  
When Recorded Return To:  
P.O. Box 12056  
Zephyr Cove, NV 89448

Mail Tax Statements to:  
P.O. Box 12056  
Zephyr Cove, NV 89448

SPACE ABOVE FOR RECORDER'S USE

### GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

**Donald Alvin Trimmer, Trustee of Trimmer Family Trust dated May 6, 1991**

do(es) hereby Grant, Bargain, Sell and Convey to

**Margie Levin, a single woman and Joshua George Morrow, an unmarried man, as joint tenants with right of survivorship**

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

ALL THAT CERTAIN REAL PROPERTY SITUATE WITHIN A PORTION OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 12 NORTH, RANGE 19 EAST, M.D.M., DOUGLAS COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

A PORTION OF PARCEL A, AS SHOWN ON THAT CERTAIN PARCEL MAP NO. 2 FOR ROBERT AND VAL EASTERWOOD, RECORDED AUGUST 20, 1987, IN BOOK 887, AT PAGE 2276, AS DOCUMENT NO. 160514 AND SUBSEQUENTLY ON THAT CERTAIN AMENDED PLAT OF SAID PARCEL MAP NO. 2, RECORDED OCTOBER 31, 2005, IN BOOK 1005, AT PAGE 14409, AS DOCUMENT NO. 659336, Form No. 1056.06 AND AMENDED BY THAT CERTAIN CERTIFICATE OF AMENDMENT RECORDED DECEMBER 14, 2005 IN BOOK 1205, PAGE 6246 AS INSTRUMENT NO. 663332, BOTH SAID DOCUMENTS ON FILE IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.

BEGINNING AT THE NORTHWEST CORNER OF PARCEL A OF SAID PARCEL MAPS, DOCUMENT NO.'S 160514 AND 659336, SAID CORNER BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF FOOTHILL ROAD, AS SHOWN ON SAID PARCEL MAP DOCUMENTS AND MARKED BY A 5/8" REBAR WITH PLASTIC CAP, PLS 3090, SAID POINT BEARS SOUTH 68°43'43" EAST, 1205.48 FEET (SOUTH 68°43'37" EAST, 1,205.20 FEET, RECORD) FROM THE WEST 1/4 CORNER OF SAID SECTION 3, MARKED BY A GLO BRASS CAP;

THENCE LEAVING SAID EASTERLY LINE, NORTH 86°05'00" EAST, 197.48 FEET TO A 5/8" REBAR WITH PLASTIC CAP, PLS 3090, MARKING THE NORTHEAST CORNER OF SAID PARCEL A AND ALSO BEING A POINT ON THE WESTERLY LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED TO THE WRIGHT FAMILY 1996 TRUST PER DEED , DOCUMENT NO. 382577;

THENCE ALONG SAID LINE, SOUTH 02°59'12" WEST, 134.26 FEET TO A 5/8" REBAR WITH UNREADABLE CAP MARKING AN ANGLE POINT OF SAID PARCEL A AND ALSO THE SOUTHWEST CORNER OF THAT PARCEL OF LAND CONVEYED TO THE WRIGHT FAMILY 1996 TRUST PER SAID DEED, DOCUMENT NO. 382577;

THENCE SOUTH 72°08'11" EAST, 35.69 FEET TO A 5/8" REBAR WITH PLASTIC CAP, PLS 1586, MARKING AN ANGLE POINT ON THE EASTERLY LINE OF SAID PARCEL A;

THENCE CONTINUING ALONG SAID EASTERLY LINE, SOUTH 18°58'56" EAST, 216.76 FEET TO A 5/8" REBAR WITH PLASTIC CAP, PLS 1586, MARKING THE MOST SOUTHERLY CORNER OF SAID PARCEL A, SAID CORNER ALSO BEING THE BEGINNING OF A NONTANGENT CURVE CONCAVE TO THE SOUTHWEST ON THE NORTHERLY RIGHT-OF-WAY LINE OF APPLECREEK LANE, AS SHOWN ON SAID PARCEL MAPS;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 110.04 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 70.16 FEET AND A CENTRAL ANGLE OF 89°52'00";

THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, SOUTH 71°01'04" WEST, 79.04 FEET;

THENCE ALONG THE RETURN OF SAID NORTHERLY RIGHT-OF-WAY LINE, 31.42 FEET ALONG SAID CURVE, HAVING A RADIUS OF 20.00 FEET AND A CENTRAL ANGLE OF 90°00'00" TO A POINT ON SAID EASTERLY RIGHT-OF-WAY LINE OF FOOTHILL ROAD;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, NORTH 18°58'56" WEST, 323.85 FEET TO THE POINT OF BEGINNING.

THE BASIS OF BEARING OF THIS DESCRIPTION IS THE BEARING NORTH 89°47'21" EAST AS MEASURED BETWEEN THE GLO BRASS CAP MARKING THE WEST 1/4 CORNER OF SAID SECTION 3 AND A 3/8" PIN WITH WIRED TAG, RLS 4324 AND AS SHOWN ON THAT CERTAIN RECORD OF SURVEY, DOCUMENT NO. 274244, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.

NOTE : THE ABOVE METES AND BOUND DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED JULY 3, 2017., AS DOCUMENT NO. 2017-900974.

APN: 1219-03-002-107

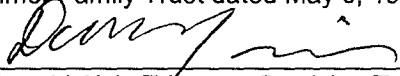
Together with all and singular tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Page 2 of the Grant, Bargain, Sale Deed (signature page).

Escrow No.: 22025346-DR

Dated this 28 day of February, 2022.

Trimmer Family Trust dated May 6, 1991

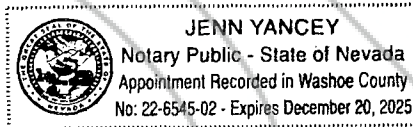
BY:   
Donald Alvin Trimmer, Surviving Trustee

STATE OF NEVADA

COUNTY OF Washoe

This instrument was acknowledged before me on this 28 day of February, 2022, by Donald Alvin Trimmer, as Surviving Trustee of Trimmer Family Trust dated May 6, 1991.

  
Notary Public



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1219-03-002-107  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

2. Type of Property:  
 a)  Vacant Land      b)  Sgl. Fam. Residence  
 c)  Condo/Twnhse      d)  2-4 Plex  
 e)  Apt. Bldg.      f)  Comm'l/Ind'l  
 g)  Agricultural      h)  Mobile Home  
 Other: \_\_\_\_\_

**FOR RECORDER'S OPTIONAL USE ONLY**  
 Document/Instrument No.: \_\_\_\_\_  
 Book \_\_\_\_\_ Page \_\_\_\_\_  
 Date of Recording: \_\_\_\_\_  
 Notes: \_\_\_\_\_

3. a. Total Value/Sale Price of Property: \$1,425,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)  
 c. Transfer Tax Value: \$1,425,000.00  
 d. Real Property Transfer Tax Due: \$5,557.50

4. **IF EXEMPTION CLAIMED:**  
 a. Transfer Tax Exemption, per NRS 375.090, Section: \_\_\_\_\_  
 b. Explain Reason for Exemption: \_\_\_\_\_

5. Partial Interest: Percentage Being Transferred: 100.00%

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 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: \_\_\_\_\_ Capacity: \_\_\_\_\_ Grantee

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

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

Print Name: Donald Alvin Trimmer, Trustee of Trimmer Family Trust dated May 6, 1991  
 Address: P.O. Box 7419  
 City: Gardnerville  
 State: NV Zip: 89460

Print Name: Margie Levin and Joshua George Morrow  
 Address: P.O. Box 12056  
 City: Zephyr Cove  
 State: Nevada Zip: 89448

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

Print Name: First Centennial Title Company of Nevada Esc. #: 22025346-DR  
 Address: 896 W Nye Ln, Ste 104  
 City: Carson City State: NV Zip: 89703

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED