

DOUGLAS COUNTY, NV

2022-985611

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=4

05/26/2022 02:29 PM

TICOR TITLE - GARDNERVILLE

KAREN ELLISON, RECORDER

E03

WHEN RECORDED MAIL TO:

Michael C. Henningsen, Successor Co-Trustee
Caroline Henningsen Frensdorff, Successor
Co-Trustee
1140 Waterloo Lane
Gardnerville, NV 89460

**MAIL TAX STATEMENTS TO:
SAME AS ABOVE**

Escrow No. 2202430-RLT

The undersigned hereby affirms that this document
submitted for recording does not contain the social
security number of any person or persons.
(Pursuant to NRS 239b.030)

APN No.: 1220-05-000-004, 005, 006, 020, 021
R.P.T.T. #3

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Michael C. Henningsen and Caroline Henningsen Frensdorff, Successor Co-Trustees of the John C. Henningsen and Virginia S. Henningsen Nevada Trust dated November 1, 1983 as to Parcel 1

Michael C. Henningsen and Caroline Henningsen Frensdorff, Successor Co-Trustees of the John C. and Virginia S. Henningsen Nevada Trust as to Parcels 2, 3, 4 and 5

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

Michael C. Henningsen and Caroline Henningsen Frensdorff, Successor Co-Trustees of the John C. Henningsen and Virginia S. Henningsen Nevada Trust dated November 1, 1983

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

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

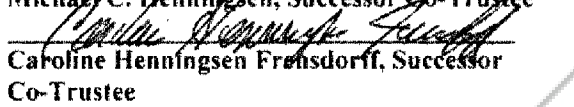
Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

**THIS DOCUMENT IS BEING RECORDED
AS AN ACCOMMODATION ONLY. NO
LIABILITY IS ASSUMED HEREBY.**

The John C. Henningsen and Virginia S. Henningsen Nevada Trust



Michael C. Henningsen, Successor Co-Trustee



Caroline Henningsen Frensdorff, Successor Co-Trustee


STATE OF NEVADA
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on , May 26th 2022
by Michael C. Henningsen and Caroline Henningsen Frensdorff, Successor Co-Trustees of the John C. Henningsen and Virginia S. Henningsen Nevada Trust


NOTARY PUBLIC

This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow No. 02202430.

 SHAWNA KENNEDY
Notary Public - State of Nevada
Appointment Recorded in Lyon County
No: 22-6642-12 - Expires December 1, 2025

**EXHIBIT A
LEGAL DESCRIPTION**

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

PARCEL 1

A parcel of land located within the Southwest one-quarter of Section 5, township 12 North, Range 20 East, M.D.M., Douglas County Nevada, being more particularly described as follows:
BEGINNING at the Southwest corner of Parcel 2 of the Map of Division into Large Parcels for John C. & Virginia S. Henningsen Nevada Trust, Document No. 377762 of the Douglas County Recorder's Office, said corner bears N. 79°17'44" E., 50.72 feet from the Southwest corner of said Section 5;
thence N. 01°00'22" W., along the West line of Parcels 2 & 1 of said map, 1726.03 feet;
thence N. 89°44'41" E., 1318.50 feet to a point on the East line of said Parcel 1;
thence S. 01°00'22" E., along the East line of said parcels 1 & 2, 1726.03 feet to the Southeast corner of said Parcel 2;
thence S. 89°44'41" W., along the South line of said Parcel 2, 1318.50 feet to the Point of Beginning.

Note: Document No. 404862 is provided pursuant to the requirements of Section 6.NRS 111.312.

Reference is further made to Parcel 2A on Record of Survey to Support a Lot Line Adjustment recorded January 17, 1997, in Book 197, Page 2367, document No. 404863, Official Records.

APN: 1220-05-000-004

PARCEL 2

Parcel 3 as set forth on Map of Division of Land into Large Parcels for John C. & Virginia S. Henningsen Nevada Trust recorded December 29, 1995, in Book 1295, Page 4438, Document No. 377762, Official Records of Douglas County, State of Nevada.

APN: 1220-05-000-005

PARCEL 3

Parcel 4 as set forth on Map of Division of Land into Large Parcels for John C. & Virginia S. Henningsen Nevada Trust recorded December 29, 1995, in Book 1295, Page 4438, Document No. 377762, Official Records of Douglas County, State of Nevada.

APN: 1220-05-000-006

PARCEL 4

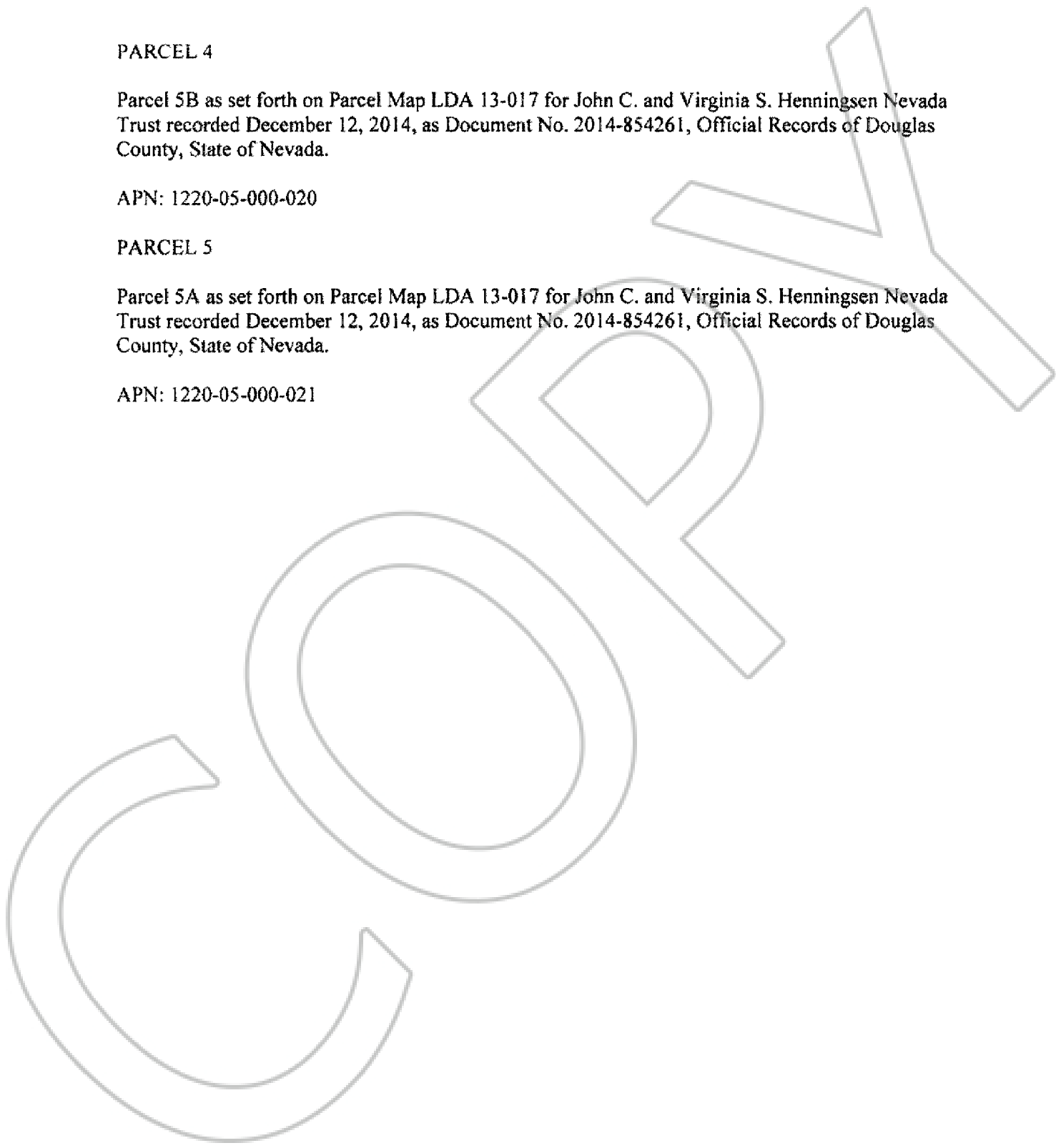
Parcel 5B as set forth on Parcel Map LDA 13-017 for John C. and Virginia S. Henningsen Nevada Trust recorded December 12, 2014, as Document No. 2014-854261, Official Records of Douglas County, State of Nevada.

APN: 1220-05-000-020

PARCEL 5

Parcel 5A as set forth on Parcel Map LDA 13-017 for John C. and Virginia S. Henningsen Nevada Trust recorded December 12, 2014, as Document No. 2014-854261, Official Records of Douglas County, State of Nevada.

APN: 1220-05-000-021



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a. 1220-05-000-004, 005, 006, 020,021
 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: \$ _____
 b. Deed in Lieu of Foreclosure Only (value of property) \$ _____
 c. Transfer Tax Value \$ _____
 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: This Grant, Bargain, Sale Deed is being recorded to
Correct the vesting and establish the legal descriptions of the various properties of record, without
consideration

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 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 Caroline Frensdorff Capacity Grantor
 Signature Michael C. Henningsen Capacity GRANTOR

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Michael C. Henningsen and
Caroline Henningsen Frensdorff, Successor
Co-Trustees
 Address: 1140 Waterloo Lane
 City: Gardnerville
 State: NV Zip: 89460

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Michael C. Henningsen and
Caroline Henningsen Frensdorff, Successor
Co-Trustees
 Address: 1140 Waterloo Lane
 City: Gardnerville
 State: NV Zip: 89460

COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)
 Print Name: Ticor Title of Nevada, Inc. Escrow No.: 02202430-020-RLT
 Address: 1483 US Highway 395 N, Suite B
 City, State, Zip: Gardnerville, NV 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED