

A.P.N.: 1420-26-301-027
File No: 121-2655845 (CC)
R.P.T.T.: \$2,726.10

DOUGLAS COUNTY, NV
RPTT:\$2726.10 Rec:\$40.00
\$2,766.10 Pgs=4 08/15/2022 12:40 PM
2022-988442
FIRST AMERICAN TITLE RENO
KAREN ELLISON, RECORDER

When Recorded Mail To: Mail Tax Statements To:
Paul L. and Mary Susan Terrusa, Trustee
1626 Saratoga Street
Minden, NV 89423

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Amy Aspenleiter, NOW DIVORCED SELLER SENT DIVORCE DECREE and Brian Aspenleiter

do(es) hereby *GRANT, BARGAIN and SELL* to

Paul L. Terrusa and Mary Susan Terrusa, as Trustees of The Paul L. Terrusa and Mary Susan Terrusa Revocable Trust Dated March 10, 2016

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

THAT PORTION OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 14 NORTH, RANGE 20 EAST, M.D.B. AND M. IN THE COUNTY OF DOUGLAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY CORNER OF THE SOUTHERLY PARCEL SHOWN ON THE RECORD OF SURVEY TO SUPPORT A BOUNDARY LINE ADJUSTMENT BETWEEN GERALD L. AND JACQUELINE FLORENCE AND GILFORD AND WENDY OLSON, RECORDED IN BOOK 103, AT PAGE 6727 AS DOCUMENT NO. 564222 OF THE OFFICIAL RECORDS OF SAID DOUGLAS COUNTY; THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID SOUTHERLY PARCEL NORTH 0° 00' 03" WEST, 194.93 FEET; THENCE SOUTH 89° 56' 02" EAST, 292.25 FEET TO A POINT ON THE EASTERLY LINE OF SAID SOUTHERLY PARCEL; THENCE SOUTHERLY ALONG SAID EASTERLY LINE, SOUTH 0° 03' 34" WEST, 194.93 FEET TO THE SOUTHEASTERLY CORNER OF SAID SOUTHERLY PARCEL; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID SOUTHERLY PARCEL, N.1 89° 56' 02" WEST, 292.04 FEET TO THE POINT OF BEGINNING.

NOTE: THE ABOVE METES AND BOUND DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED AUGUST 04 2017, AS INSTRUMENT NO. 2017-902292.

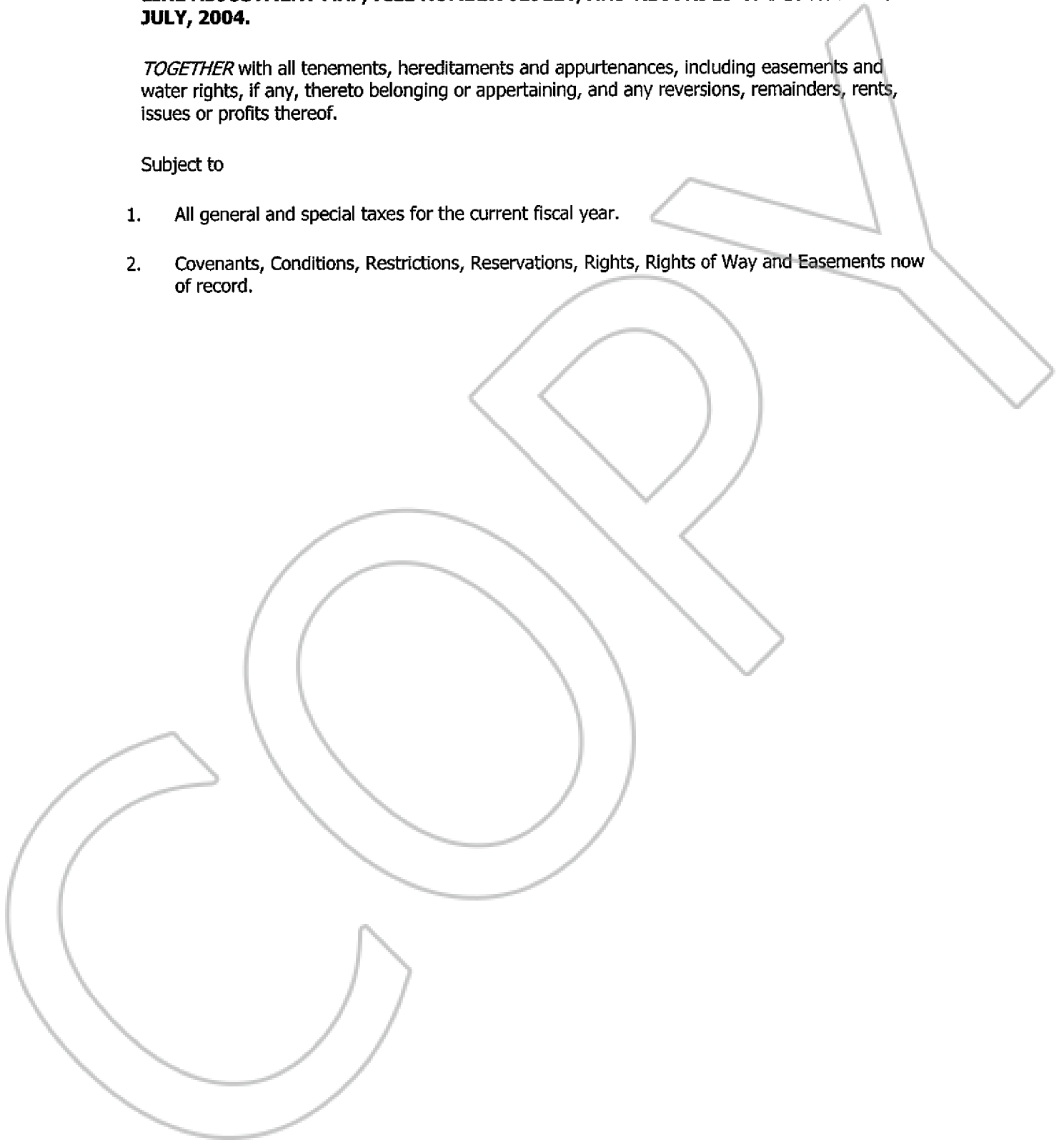
ALSO KNOWN AS ADJUSTED PARCEL 1 PER RECORD OF SURVEY FOR BOUNDARY

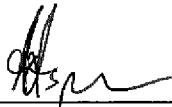
LINE ADJUSTMENT MAP, FILE NUMBER 619126, AND RECORDED THE 19TH DAY OF JULY, 2004.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.






Amy Aspenleiter
**SIGNED IN
COUNTERPART**

Brian Aspenleiter

STATE OF **NEVADA**)
)
) **ss.**
COUNTY OF **WASHOE**)

This instrument was acknowledged before me on August 12, 2022 by **Amy Aspenleiter.**



Notary Public
(My commission expires: 11/3/2024)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. 121-2655845.

**SIGNED IN
COUNTERPART**


Amy Aspenleiter



Brian Aspenleiter

STATE OF **NEVADA**)
) : **ss.**
COUNTY OF **WASHOE**)

This instrument was acknowledged before me on August 12, 2022 by Amy Aspenleiter. Brian Aspenleiter (M)



Notary Public
(My commission expires: 11/3/2024)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. 121-2655845.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1420-26-301-027
- 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

Book _____ Page: _____
Date of Recording: _____
Notes: _____

- 3. a) Total Value/Sales Price of Property: \$699,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$699,000.00
- d) Real Property Transfer Tax Due \$2,726.10

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: _____
- b. Explain reason for exemption: _____

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: Amy Aspenleiter
Signature: _____

Capacity: GRANTOR/SELLER
Capacity: _____

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

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

Print Name: Amy Aspenleiter and Brian Aspenleiter
Address: 992 Hilltop Dr
City: Carson City
State: NV Zip: 89705

Paul L. Terrusa and Mary Susan Terrusa, as Trustees of The Paul L. Terrusa and Mary Susan Terrusa Revocable Trust
Print Name: Dated March 10, 2016
Address: 1626 Saratoga Street
City: Minden
State: NV Zip: 89423

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

Print Name: First American Title Insurance Company
Address: 5310 Kietzke Lane, Suite 100
City: Reno

File Number: 121-2655845 CC/ CC
State: NV Zip: 89511-2043

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)