

DOUGLAS COUNTY, NV

**2022-989032**

RPTT:\$0.00 Rec:\$40.00

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\$40.00 Pgs=4

ALLING & JILLSON LTD

KAREN ELLISON, RECORDER

E07

**APN: 1220-17-401-008**

**RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL TO:**

ALLING & JILLSON, LTD.  
Post Office Box 3390  
Lake Tahoe, NV 89449-3390

**MAIL TAX STATEMENTS TO:**

Mr. & Mrs. Alley  
807 Rojo Way  
Gardnerville, Nevada 89460

Pursuant to *NRS 239B.030*, I, the undersigned, affirm that this document submitted for recording does not contain the social security number of any person or persons.

**TRUST TRANSFER DEED**

FOR NO CONSIDERATION, Mark D. Alley and Jill Alley, husband and wife as joint tenants ("Grantors"), do hereby GRANT, TRANSFER and CONVEY to Mark D. Alley and Jill A. Alley, Trustees of The MJA Trust ("Grantees"), all that certain real property situate in the County of Douglas, State of Nevada, more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

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

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TO HAVE AND TO HOLD said premises, with the appurtenances, unto said Grantee and Grantee's heirs and assigns forever.

DATED this 24<sup>th</sup> day of August 2022.

Mark D. Alley  
MARK D. ALLEY, Grantor

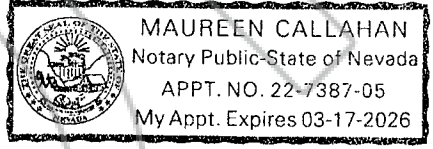
Jill Alley  
JILL ALLEY, Grantor

STATE OF NEVADA        )  
  ) ss.  
COUNTY OF DOUGLAS    )

This instrument was acknowledged before me on August 24, 2022, by Mark D. Alley and Jill Alley.

WITNESS my hand and official seal.

Maureen Callahan  
NOTARY PUBLIC



**EXHIBIT "A"**

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

**PARCEL 1:**

A portion of the Southwest 1/4 of the Southwest 1/4 of Section 17, Township 12 North, Range 20 East, M.D.B. & M., more particularly described as follows:

Commencing at the Northwest corner of lot 2, Tierra Linda Estates Subdivision, as recorded, thence South 0°23'30" East along the West side of the said Tierra Linda Estates Subdivision, a distance of 815.68 feet; thence South 89°52'30" West, a distance of 330 feet to the True Point of Beginning; thence from the True Point of Beginning South 89°52'30" West, a distance of 425.39 feet to II point; thence North 0°22'28" West, a distance of 379.90 feet to a point which is the Southwest corner of the parcel of land conveyed to Jerry Whiteside, et ux, in Deed recorded October 7, 1971, in Book 92, Page 184, Document No. 54835, Official Records of Douglas County, Nevada; thence South 88°11'45" East, a distance of 428.65 feet to a point, which is the Southeast corner of the Whiteside parcel; thence South 3°29'20" West, a distance of 50 feet to the Northwest corner of the parcel of land conveyed to Bruce D. Kingsland, et ux, in deed recorded October 6, 1971, in Book 92, Page 121, Document No. 54792, Official Records of Douglas County, Nevada; thence South 0°23'30" East, a distance of 330 feet to the True Point of Beginning.

**PARCEL 2:**

Together with an appurtenant non-exclusive right-of-way for road and utility purposes 50 feet in width lying Easterly of, parallel and contiguous to the hereinafter described line lying wholly within the Southwest 1/4, Southwest 1/4 of Section 17, Township 12 North, Range 20 East, M.D.B. & M., said line more particularly described as follows, to-wit:

Beginning at a point which is the Northwest corner of the parcel of land conveyed to Bruce D. Kingsland, et ux, in Deed recorded October 6, 1971, in Book 92, Page 121, Document No. 54792, Official Records of Douglas County, Nevada; thence North 3°29'20" West along the Westerly boundary line of the Parcel of land conveyed to John C. Gunn, et ux, in Deed recorded May 6, 1971, in Book 86, Page 500, Document No. 52618, Official Records of Douglas County, Nevada, a distance of 220.36 feet, more or less, to the Southwest corner of the parcel of land conveyed to Ralph R. Martini, et ux, in Deed recorded October 12, 1970, in Book 80, Page 176, Document No. 49790, Official Records of Douglas County, Nevada; thence North 0°22'38" East along the Westerly line of the Martini Parcel, a distance of 276.31 feet to the Point of Ending; said point being on the Southerly right-of-way line of Verde Way, as it now exist.

**PARCEL 3:**

Together with an exclusive access easement described as follows:

That portion of Lot 1, in Block A, in Country Lane Subdivision recorded on February 4, 1981, as instrument No. 53226, in Book 281, Page 242. in the Official Records of Douglas County, Nevada, described as follows:

Commencing at the Southerly most corner of said lot I; thence North  $45^{\circ}07'30''$  West along the Northerly right-of-way line of Kimmerling Drive (80 feet wide) 11.00 feet to the True Point of Beginning; thence continuing North  $45^{\circ}07'30''$  West along said right-of-way line, 18.00 feet; thence North  $44^{\circ}52'30''$  East, 8.65 feet; thence along a tangent curve to the right having a central angle of  $44^{\circ}44'45''$  and a radius of 29.00 feet, an arc length of 22.65 feet; thence North  $89^{\circ}37'15''$  East 14.13 feet to the East line of said Lot 1; thence South  $0^{\circ}22'45''$  East along said East line, 15.00 feet; thence South  $44^{\circ}52'30''$  West. 4.26 feet; thence South  $89^{\circ}37'15''$  West 11.10 feet; thence along a tangent curve to the left having a central angle of  $44^{\circ}44'45''$  and a radius of 11.00 feet, an arc length of 8.59 feet; thence South  $44^{\circ}52'30''$  West. 8.65 feet to the True Point of Beginning.

Note: Legal description previously contained in Book 0509 at Page 1832 as Document No. 742776 recorded on May 8, 2009.

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. **Assessor Parcel Number(s):**  
 (a) 1220-17-401-008  
 (b) \_\_\_\_\_  
 (c) \_\_\_\_\_  
 (d) \_\_\_\_\_

**FOR RECORDERS OPTIONAL USE ONLY**  
 Document/Instrument #: \_\_\_\_\_  
 Book: \_\_\_\_\_ Page: \_\_\_\_\_  
 Date of Recording: \_\_\_\_\_  
 Notes: \_\_\_\_\_

2. **Type of Property:**  
 (a)  Vacant Land                      x (b) SFR  
 (c)  Condo/Townhouse               (d) 2-4 Plex  
 (e)  Apartment Building             (f) Commercial/Ind.  
 (g)  Agricultural                       (h) Mobile Home  
 (i)  Other: \_\_\_\_\_

Verified Trust - js

3. **Total Value/Sale Price of Property:** \$ 0  
 Deed in Lieu of Foreclosure Only (value of property): \$ \_\_\_\_\_  
 Transfer Tax Value: \$ \_\_\_\_\_  
 Real Property Transfer Tax Due: \$ 0

4. **If Exemption Claimed:**  
 a. Transfer Tax Exemption, per NRS 375.090(7).  
 b. Explain Reason for Exemption: A transfer of title to or from a trust without consideration if a Certificate of Trust is presented at the time of transfer.

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 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: *Mark D. Alley* Capacity Seller, Mark D. Alley, Grantor  
 Signature: *Mark D. Alley* Capacity Buyer, Mark D. Alley, Trustee of the MJA Trust

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

**Name** Mark D. Alley, Grantor  
**Address** 814 Kingsland Court  
**City/State/Zip** Gardnerville NV 89460

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

**Name** Mark D. Alley, Trustee of the MJA Trust  
**Address** 814 Kingsland Court  
**City/State/Zip** Gardnerville NV 89460

**COMPANY/PERSON REQUESTING RECORDING**  
(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: ALLING & JILLSON, LTD.  
 Address: Post Office Box 3390  
 Lake Tahoe, NV 89449

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