

APN# 1219-14-001-006



Recording Requested by/Mail to:

Name: Barry Ann Urban

Address: 521 Centerville Lane

City/State/Zip: Gardnerville, NV 89460

KAREN ELLISON, RECORDER

E07

Mail Tax Statements to:

Name: Barry Ann Urban

Address: 521 Centerville Lane

City/State/Zip: Gardnerville, NV 89460

Grant, Bargain and Sale Deed

Title of Document (required)

------(Only use if applicable)-----

The undersigned hereby affirms that the document submitted for recording
DOES contain personal information as required by law: (check applicable)

Affidavit of Death – NRS 440.380(1)(A) & NRS 40.525(5)

Judgment – NRS 17.150(4)

Military Discharge – NRS 419.020(2)

Signature

Joan E. Neuffer, Esq.

Printed Name

This document is being (re-)recorded to correct document # _____, and is correcting

APN: 1219-14-001-006

When Recorded Mail To:

Barry Ann Urban
521 Centerville Lane
Gardnerville, NV 89460

Mail Tax Statements To:

Barry Ann Urban
521 Centerville Lane
Gardnerville, NV 89460

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That BARRY ANN URBAN, a single woman, and formerly Trustee of the Barry Urban Trust, dated February 14, 2022, residing at 521 Centerville Lane, Gardnerville, Nevada 89460, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby Grant, Bargain, Sell and convey to the GRANTEE, BARRY ANN URBAN, Trustee of the Run Around Ranch Living Trust, dated September 7, 2022, as amended, and to the successor trustees, heirs, and assigns of such GRANTEE(S) forever, all that real property situated in the County of Douglas, State of Nevada, commonly known as 521 Centerville Lane, Gardnerville, Nevada 89460 and more particularly described in **Exhibit A** attached and incorporated herein, and further, 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.

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.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents this 7th day of September, 2022.


BARRY ANN URBAN
Grantor

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

On September 7, 2022, before me, Camille E. Arend, personally appeared BARRY ANN URBAN, personally known to me, or proven to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person or entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.


Camille E. Arend, Notary

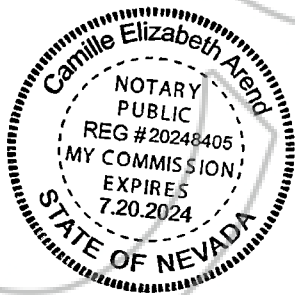


EXHIBIT A

The land referred to herein is situated in the State of Nevada, County of Douglas, described as follows:

A certain parcel of land situate, lying in and being within the Northeast $\frac{1}{4}$ of Section 14, Township 12 North, Range 19 East, M.D.B.&M., Douglas County, Nevada, more particularly described as follows:

Commencing at the Northwest corner of Parcel "J," as shown on that certain Record of Survey dated March 17, 1973 recorded under Document No. 64581, Official Records of Douglas County, Nevada, said point being South $0^{\circ}00'34''$ West a distance of 33.00 feet from the North $\frac{1}{4}$ of said Section 14 and the true point of beginning: Thence South $89^{\circ}52'$ East, a distance of 482.27 feet to a point; thence South $0^{\circ}49'$ East, a distance of 403.00 feet to a point; thence South $89^{\circ}11'$ West a distance of 29.00 feet to a point; thence South $0^{\circ}49'$ East, a distance of 47.00 feet to a point; thence North $89^{\circ}11'$ East a distance of 12.00 feet to a point; thence South $0^{\circ}46'45''$ West a distance of 502.71 feet to a point; thence North $88^{\circ}40'$ West a distance of 117.09 feet to a point; thence South $28^{\circ}02'20''$ West a distance of 236.69 feet to a point; thence North $27^{\circ}26'00''$ West a distance of 251.48 feet to a point; thence North $42^{\circ}31'00''$ West a distance of 178.75 feet to a point; thence North $0^{\circ}00'34''$ East a distance of 805.22 feet to the POINT OF BEGINNING.

Assessor's Parcel No. 19-212-07

Pursuant to NRS 111.312, the above metes and bounds description appeared previously in that certain Grant, Bargain, Sale Deed recorded in the office of the County Recorder for Douglas County, Nevada, on October 24, 1997, as Document No. 0424743 of the Official Records.

STATE OF NEVADA
DECLARATION OF VALUE

- 1. Assessor Parcel Number(s)
 - a) 1219-14-001-006
 - 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: <u>9/8/22</u>	
NOTES: <u>Trust ok AB</u>	

- 3. Total Value/Sales Price of Property: \$ _____
- Deed in Lieu of Foreclosure Only (value of property) \$ _____
- Transfer Tax Value: \$ zero
- Real Property Transfer Tax Due: \$ zero

- 4. If Exemption Claimed:
 - a. Transfer Tax Exemption per NRS 375.090, Section # (7)
 - b. Explain Reason for Exemption: transfer of home to living trust NO CONSIDERATION

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 Barry Ann Urban Capacity owner
Barry Ann Urban

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Barry Ann Urban
Address: 521 Centerville Lane
City: Gardnerville
State: NV Zip: 89460

Print Name: Barry Ann Urban, Trustee of the Run
Around Ranch Living Trust, dated September 7, 2022, as
amended
Address: 521 Centerville Lane

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

City: Gardnerville
State: NV Zip: 89460

Print Name: D'TERRA LAW, LLC Escrow # _____
Address: 1692 County Road, Suite C
City: Minden State: NV Zip: 89423