

A.P.N. No.:	1120-05-000-001
R.P.T.T.	\$ 0.00
File No.:	1835573 MMB
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
Patricia Bliss Hanson-Knight	
<i>195 Westside Lane</i>	
<i>Gardnerville, NV 89460</i>	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Patricia Bliss Hanson Knight, Trustee of The Bliss at the Flying B Revocable Living Trust dated March 5, 2017** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Patricia Bliss Hanson-Knight, an unmarried woman**, all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

See Exhibit "A" attached hereto and made a part hereof.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: September 29, 2022


SIGNATURES AND NOTARY ON PAGE 2
THIS GRANT BARGAIN SALE DEED MAY BE SIGNED IN COUNTERPART.

The Bliss at the Flying B Revocable Living Trust
Dated March 5, 2017


Patricia Bliss Hanson Knight, Trustee

State of Nevada)
) ss
County of Douglas)

This instrument was acknowledged before me on the 29th day of September, 2022
By: Patricia Bliss Hanson Knight

Signature: 
Notary Public

My Commission Expires: 11/13/24

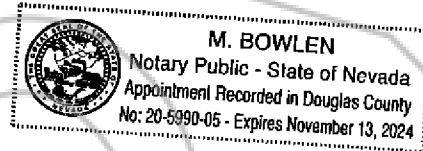


EXHIBIT "A"

LEGAL DESCRIPTION

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

PARCEL 1

All that certain lot, piece, parcel or portion of land situate, lying and being within the Northwest 1/4 of the Northwest 1/4 of Section 5, Township 11 North, Range 20 East M.D.B. & M., Douglas County, Nevada more particularly described as follows:

All that portion of Adjusted Parcels 1 and 2 as shown on the Record of Survey to Accompany a Lot Line Adjustment for T. Scott and Charlotte E. Brooke filed for record in Book 493 at Page 3643 as Document Number 305108, Official Records of Douglas County, Nevada described as follows:

COMMENCING at the Northwest corner of Adjusted Parcel 1 as shown on the aforesaid map which point is the TRUE POINT OF BEGINNING;
thence along the north line of said Adjusted Parcels 1 and 2 North 89°56'49" East, a distance of 1,319.47 feet to the Northeast corner of said Adjusted Parcel 2;
thence along the east line of said parcel South 00°04'36" West, a distance of 629.64 feet;
thence leaving said line South 88°17'53" West, a distance of 1,317.98 feet to a point on the West line of said Adjusted Parcel 1;
thence along said West line North 00°06'19" West a distance of 667.56 feet to the TRUE POINT OF BEGINNING.

The Basis of Bearing of this description is the north line of the Northwest 1/4 of Section 5, which bears North 89°56'49" East as shown on the Record of Survey to Accompany a Lot Line Adjustment for T. Scott and Charlotte E. Brooke filed for record in Book 493, at Page 3643, as Document Number 305108, Official Records of Douglas County, Nevada.

Reference is made to that Record of Survey supporting a boundary line adjustment for Brook/Vasey, recorded May 1, 1996, in Book 596, Page 139, as Document No. 386750, Official Records, Douglas County, Nevada.

RESERVING THEREFROM an easement for utility purposes on the Northern fifteen feet (15;) thereof, and all rights, and expectations of reimbursement from utility companies relating to said utilities therein.

Reference is made to Adjusted Parcel A as shown on Record of Survey Map recorded May 1, 1996, as Document No. 386750, Official Records.

PARCEL 2

An easement for ingress and egress being a strip of land variable in width, over a portion of Section 32, Township 12 North, Range 20 East, M.D.B. & M., in the county of Douglas, State of Nevada, being more particularly described as follows:

BEGINNING at the Northwest corner of said Section 32; thence Easterly along the Northerly line of said Section 32, North 89°53'56" East, 64.20 feet;
thence South 0°07'05" West, 2,657.20 feet;
thence South 0°07'50" West, 2,646.76 feet, more or less, to a point on the Southerly line of the Southwest 1/4 of said Section 32;

thence Westerly along said Southerly line, South 89°56'56" West, 59.40 feet, more or less to the Southwest corner of said Section 32;
thence Northerly along the Westerly line of the Southwest 1/4 of said Section 32, North 0°05'45" East, 2,646.78 feet, more or less, to the West 1/4 corner of said Section 32;
thence Northerly along the Westerly line of the Northwest 1/4 of said Section 32, North 0°02'56" East, 2,657.11 feet, more or less to the POINT OF BEGINNING.

TOGETHER WITH an easement for ingress and egress over the Westerly fifty feet (50') and Southerly fifty feet (50') of adjoining Parcel 1 further described as follows:

A portion of the Northwest 1/4 of Section 5, Township 11 North, Range 20 East, M.D.B. & M., in Douglas County, Nevada, more particularly described as follows: Adjust Parcel 1 as set forth on Record of Survey to accompany a lot line adjustment for T. Scott Brooke and Charlotte E. Brooke, filed for record April 20, 1993, in Book 493, Page 3643, as Document No. 305108, Official Records.

NOTE: The above metes and bounds description appeared previously in that certain Grant, bargain and Sale Deed recorded in the office of the County Recorder of Douglas County, Nevada on June 16, 2017, as Document No. 2017-900202 of Official Records.

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 1120-05-000-001
- 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
- Other _____

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: <u>10/4/22 Trust Ok~A.B.</u>	

3. a. Total Value/Sales Price of Property

\$ 0.0

b. Deed in Lieu of Foreclosure Only (value of property)

(_____)

c. Transfer Tax Value:

\$ 0.0

d. Real Property Transfer Tax Due

\$ 0.00

4. **If Exemption Claimed:**

a. Transfer Tax Exemption per NRS 375.090, Section 7

b. Explain Reason for Exemption: Transferring Title out of Trust, no 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 MBowlen Capacity ESCROW OFFICER.

Signature _____ Capacity _____

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

Print Name: Patricia Bliss Hanson-Knight, Trustee of the Bliss at the Flying B Revocable Living Trust dated March 5, 2017

Address: 195 Westside Lane

City: Gardnerville

State: NV Zip: 89410

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

Print Name: Patricia Bliss Hanson-Knight

Address: 195 Westside Lane

City: Gardnerville

State: NV Zip: 89410

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

Print Name: Stewart Title Company

Escrow # 1835573 MMB

Address: 1362 Hwy 395, Suite 109

City: Gardnerville

State: NV Zip: 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED