

DOUGLAS COUNTY, NV

**2022-991234**

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=3

10/31/2022 11:20 AM

SIGNATURE TITLE - MINDEN

KAREN ELLISON, RECORDER

E07

**A.P.N.: 1319-11-001-015**

**RECORDING REQUESTED BY:**

**Signature Title Company LLC  
1664 Highway 395 Suite 106  
Minden, NV 89423**

**MAIL RECORDED DOCS AND  
TAX STATEMENTS TO:**

**Phillip Gene Carnes and Jennifer Lynn Carnes,  
Trustees of The Phillip and Jennifer Carnes Family  
Trust dated July 18th, 2022  
390 Genoa Lane  
Minden, NV 89423**

**Escrow No.: 710151-NF**

RPTT \$0.00 #7

**GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH: That

**Phillip G. Carnes and Jennifer L. Carnes, Husband And Wife As Joint Tenants**

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

**Phillip Gene Carnes and Jennifer Lynn Carnes, Trustees of The Phillip and Jennifer Carnes  
Family Trust dated July 18th, 2022**

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

**See Attached Exhibit "A"**

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

**Signature Page attached and made a part hereof.**

*Phillip G. Carnes*  
Phillip G. Carnes

*Jennifer L. Carnes*  
Jennifer L. Carnes

STATE OF NEVADA  
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on 10/27/2022

by Phillip G. Carnes and Jennifer Lynn Carnes

*N. Frey* (seal)  
Notary Public



## LEGAL DESCRIPTION

### EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, AND IS DESCRIBED AS FOLLOWS:

A parcel of land within the E ½ of Section 10 and the W ½ of Section 11 in Township 13 North, Range 19 East, M.D.B.&M., in Douglas County, Nevada and more particularly described as follows:

Commencing at the ¼ corner common to said Sections 10 and 11 (the corner being marked by a ½ pipe) and being the TRUE POINT of BEGINNING; thence N 00°04'44" E a distance of 425.96 feet to a ½ pipe; thence N 70°04'16" W a distance of 623.95 feet to a ½ pipe; thence of N 11°01'44" E a distance of 857.27 feet to a ½" pipe; thence N 53°02'49"E a distance of 113.67 feet to a ½ pipe; thence S 54°14'05' E a distance of 71.46 feet to a ½ pipe; thence S 02°16'16" E a distance of 411.96 feet to a ½ pipe; thence S 31°22'33" E a distance of 175.96 feet to a ½ pipe; thence S 81°32'45" E a distance of 168.34 feet; thence S 89°07'19" E a distance of 596.94 feet; thence S 72°15'13" E a distance of 185.17 feet; thence S 21°05'33" W a distance of 210.74 feet; thence S 00°19'58" E a distance of 655.71 feet to a 5/8" rebar with cap stamped PLS 3090; thence N 89°49'39" E a distance of 99.08 feet to a 5/8" rebar with cap stamped PLS 3090; thence S 01°24'50" W a distance of 179.35 feet; thence S 81°37'09" W a distance of 1,070.81 feet to a 5/8" rebar with cap stamped PLS 3090; thence N 18°20'07" E a distance of 350.00 feet to a ½" pipe; thence N 89°43'37" E a distance of 152.15 feet to the TRUE POINT OF BEGINNING.

The basis of bearings of the above parcel is the westerly line of APN 17-130-09 as shown on the Record of Survey Map, Document No. 475689, of Official Records of Douglas County, Nevada

PURSUANT TO NRS SECTION 111.312, THE ABOVE LEGAL DESCRIPTION IS THE SAME PROPERTY CONVEYED IN DEED RECORDED June 14, 2007 AS INSTRUMENT NO. 0703003.

APN: 1319-11-001-015

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

**1. Assessor Parcel Number(s)**

- a) 1319-11-001-015
- 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 RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: <u>Verified Trust - js</u>	

**3. Total Value/Sales Price of Property:**

Deed in Lieu of Foreclosure Only (value of property) \$ 0.00

Transfer Tax Value \$ 0.00

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: from individuals to Trust without 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 [Handwritten Signature]

[Handwritten Signature]

Signature \_\_\_\_\_

\_\_\_\_\_

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

Print Name: Phillip G. Carnes and Jennifer L. Carnes

Address: 390 Genoa Lane  
Minden, NV 89423

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

Phillip Gene Carnes and Jennifer Lynn Carnes, Trustees of The Phillip and Jennifer Carnes Family Trust dated July 18th, 2022

Address: 390 Genoa Lane  
Minden, NV 89423

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

Print Name: Signature Title Company LLC      Escrow #: 710151-NF

Address: 1664 Highway 395 Suite 106, Minden, NV 89423