

A.P.N. No.:	1320-30-801-007
	1320-32-211-002
File No.:	1841433 AMG
Recording Requested By:	
Stewart Title Company	
When Recorded Mail To:	
George and Judy Keele	
1512 Wildrose Drive	
Gardnerville, NV 89410	

(for recorders use only)


Grant, Bargain, Sale Deed
(Title of Document)

Please complete Affirmation Statement below:

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons. (Per NRS 239B.030)

-OR-

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does contain the social security number of a person or persons as required by law: _____
 (State specific law)

 _____ Escrow Officer
 Signature Title
 Amy Gutierrez
 Print Signature

**Rerecording Grant, Bargain, Sale Deed Recorded on 2/7/2007
 as Document No. 0694476 Official Records Douglas County
 Nevada to correct legal description of APN: 1320-30-801-007**

This page added to provide additional information required by NRS 111.312 Sections 1 - 2 and NRS 239B.030 Section 4.

This cover page must be typed or printed in black ink.

(Additional recording fee applies)

A.P.N. 1320-30-801-007

LEGAL DESCRIPTION
(LOT 3-B-1, as shown on Document No. 223820)

Being that portion of the South ½ of the Southeast ¼ of Section 30, Township 13 North, Range 20 East, M.D.B. & M. in the County of Douglas, State of Nevada, more particularly described as follows:

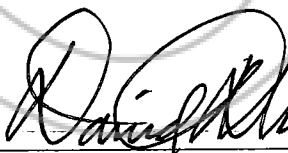
That portion of PARCEL 3-B as said parcel is shown on the PARCEL MAP FOR CENTER 88 which was recorded in Book 1085 at Page 3024 as Document No. 126041 in the Official Record of said Douglas County, described as follows:

Beginning at the Northwestern corner of said PARCEL 3-B, said corner being on the Southerly right-of-way line of County Road; thence Easterly along said right-of-way line N.74°50'00" E., 70.00 feet; thence leaving said right-of-way line, S.26°04'18" E., 42.82 feet; thence S.33°43'20"E., 59.56 feet; thence S.15°10'00" E, 17.00 feet; thence S.74°50'00" W., 22.00 feet; thence S.15°10'00" E., 44.50 feet to a point on the Southerly line of said PARCEL 3-B; thence Westerly along said Southerly line S.74°50'00" W., 75.05 feet to the Southwesterly corner of said PARCEL 3-B; thence Northerly along the Westerly line of said PARCEL 3-B N.15°10'00" W., 160.01 feet to the Point of Beginning.

Said Lot contains 13,048 Sq.Ft. (0.30 Ac.), more or less.

Note: The parcel described above is shown as LOT 3-B-1 on the RECORD OF SURVEY FOR CAMBRIDGE COURT which was recorded in Book 490 at Page 1653 as Document No. 223820 in the Official Records of said Douglas County.

Per NRS 111.312, this legal description was prepared by Western Surveying Services, whose mailing address in P.O. Box 6202, Gardnerville, Nevada 89460.



David D. Winchell, P.L.S. 3209



10/13/2022

Date

17

DOC # 0694476
02/07/2007 10:40 AM Deputy: GB

OFFICIAL RECORD

Requested By:

ANDERSON & DORN LTD

This document does not contain a social security number.

Simone Miller
Simone Miller

Douglas County - NV
Werner Christen - Recorder

Page: 1 Of 4 Fee: 17.00
BK-0207 PG-01934 RPIT: # 7

APN: 1320-32-211-002 and 1320-30-801-007

RECORDING REQUESTED BY:

Anderson & Dorn, Ltd.
500 Damonte Ranch Parkway, Suite 860
Reno, Nevada 89521

AFTER RECORDING MAIL TO:

✓ Robert and Sandra Gardner
1515 Silver Birch
Minden, NV 89423

MAIL TAX STATEMENT TO:

Robert and Sandra Gardner
1515 Silver Birch
Minden, NV 89423

RPTT: \$0.00 Exempt (7)

Exempt (7): A transfer of title to or from a trust, made without consideration.

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH THAT,

ROBERT A. GARDNER AND SANDRA GARDNER, husband and wife,
as community property,

For NO consideration, do hereby Grant, Bargain, Sell and Convey unto:

ROBERT A. GARDNER AND SANDRA GARDNER, Trustees, or their successors in trust, under the GARDNER LIVING TRUST, dated May 28, 1999, and any amendments thereto. It is the intent of the Grantors to maintain this asset as the community property of ROBERT A. GARDNER AND SANDRA GARDNER.

ALL of their interest in that real property situated in the County of Douglas, State of Nevada, more particularly described in Exhibit "A" and "B" attached hereto and

Exhibit "A"

Parcel 3-B of that certain Parcel Map for CENTER 88, recorded on October 30, 1985, in Book 1085, Page 3024, Document No. 126041, of Official Records of Douglas County, State of Nevada, which is now a Division of Lot 3, Unit No. 1 of BELARRA SUBDIVISION, Section 30, Township 13 North, Range 20 East, M.D.B. & M.

EXCEPT THEREFROM All that certain lot, piece, parcel or portion of land situate, lying and being within Section 30, Township 13 North, Range 20 East, M.D.B. & M., Douglas County, Nevada and more particularly described as follows:

A portion of Lot 3 of the BELARRA SUBDIVISION UNIT NO. 1, as shown on the Final Map filed for record in Book 277, Page 1274, as Document No. 07213, Official Records of Douglas County, Nevada and also being a portion of Parcel 3-B of the Parcel Map for 88 CENTER filed for record in Book 1085, Page 3024, Document No. 126041, Official Records of Douglas County, Nevada and more particularly described as follows:

COMMENCING at the Southeast corner of Parcel 3-B, as shown on the aforesaid Parcel Map, which point is the TRUE POINT OF BEGINNING;

thence along the South line of said parcel South 74°50'00" West, a distance of 75.05 feet;
thence leaving said South line North 15°10'00" West, a distance of 44.50 feet;
thence North 74°50'00" East, a distance of 22.00 feet;
thence North 15°10'00" West, a distance of 17.00 feet;
thence North 33°43'20" West, a distance of 59.56 feet;
thence North 26°04'18" West, a distance of 42.82 feet to the North line of said Parcel 3-B;
thence along said North line North 74°50'00" East, a distance of 101.38 feet to the Northeast corner of said parcel;
thence along the East line of said parcel South 03°16'25" East, a distance of 163.52 feet to the TRUE POINT OF BEGINNING.

TOGETHER WITH a private access easement over that portion of aforesaid Parcel 3-B described as follows:

COMMENCING at the Northwest corner of Parcel 3-B, as shown on the aforesaid Parcel Map, which point is the TRUE POINT OF BEGINNING;

thence along the North line of said parcel North 74°50'00" East, a distance of 25.00 feet;
thence leaving said North line South 15°10'00" West, a distance of 115.51 feet;
thence North 74°50'00" East, a distance of 50.05 feet to the West line of above described Parcel 3-B-2;
thence along said line South 15°10'00" East, a distance of 25.00 feet;
thence leaving said line South 74°50'00" West, a distance of 75.05 feet to the West line of aforesaid Parcel 3-B;

Said parcel hereinabove described is further shown as Lot 3-B-1 on Record of Survey for George Keele, et al, filed for record on April 12, 1990, in Book 490, at Page 1653, as Document No. 223829, of Official Records.

Per NRS 111.312, this description was prepared by Higg-n-Sons Inc Professional Land Surveyors, P O Box 425, Gardnerville, NV 89410, recorded on April 12, 1990, in Book 490, at Page 1418, as Document No. 223716, Official Records.

Assessor's Parcel No. 1320-30-801-007

EXHIBIT "B"

Lot 7, as shown on the map of DESERET UNIT NO. 1, filed for record in the office of the Douglas County Recorder, on April 17, 1972, as File No. 58855.

SUBJECT TO Covenants, conditions and restrictions in the Declaration of Restrictions recorded June 7, 1972 File No. 59830, Book 101, Page 327, Official Records.

Property Address: 1515 Silver Birch, Minden, NV 89423

APN: 1320-32-211-002

I, Karen Ellison, certify that the foregoing instrument is a full, true and correct copy of the original on file in the office of the Recorder of Douglas County, Nevada. Per NRS 239B, the SSN shall be redacted, but in no way affects the legality of the document.

Witness my hand this 25th of October, 2022

By: _____

Jodi Spivall
Jodi Spivall - Deputy Recorder



0694476

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02/07/2007

BK- 0207

PG- 1937

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

- 1. Assessor Parcel Number(s)
 - a) 1320-30-801-007
 - b) 1320-32-211-002
 - 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 _____

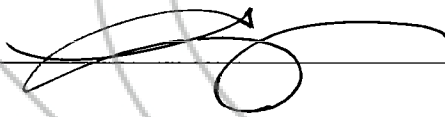
FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3. a. Total Value/Sales Price of Property \$ 0
- b. Deed in Lieu of Foreclosure Only (value of property) ()
- c. Transfer Tax Value: \$ 0
- d. Real Property Transfer Tax Due \$ 0

- 4. **If Exemption Claimed:**
 - a. Transfer Tax Exemption per NRS 375.090, Section 3
 - b. Explain Reason for Exemption: Rerecording Grant Bargain Sale Deed recorded on 2/7/2007 as document no 0694476 to correct legal description of APN: 1320-30-801-007

All transfer tax paid through Recorded document no 0694476

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  Capacity _____ Agent _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
Print Name: Robert S. Gardner and Sandra Gardner
Address: 1512 Wildhorse Drive
City: Gardnerville
State: NV Zip: 89410

BUYER (GRANTEE) INFORMATION
(REQUIRED)
Print Name: The Gardner Living Trust
Address: 1512 Wildrose Drive
City: Gardnerville
State: NV Zip: 89410

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
Print Name: Stewart Title Company Escrow # 1841433 AMG
Address: 2310 S. Carson Street, Suite 5A
City: Carson City State: NV Zip: 89701