

APN: 1220-09-301-004

After Recording, Mail to:

Sarah W. Lawrence, Trustee  
Jonny T. Lawrence Trust  
1220 Lawrence Ln.  
Gardnerville, NV 89460

Mail Tax Statements to:

Same as above



KAREN ELLISON, RECORDER

E07

The undersigned affirms that this document does not contain the social security number of any person. (NRS 239B.030).

### GRANT DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, this GRANT DEED is made and entered into this 21<sup>st</sup> day of December, 2022 between SARAH W. LAWRENCE, Successor Trustee of the JAMES S. LAWRENCE LIVING TRUST dated August 23, 1993, as amended, (herein "Grantor"), and SARAH W. LAWRENCE, Trustee of the JONNY T. LAWRENCE TRUST CREATED UNDER THE JAMES S. LAWRENCE IRREVOCABLE TRUST dated January 13, 2017 (herein, "Grantee").

Grantor hereby grants, transfers and conveys unto said Grantee, a one-third interest in a 20 percent fractional interest in real property situated in Douglas County, Nevada, commonly known as 1232 Centerville Lane, Gardnerville, NV 89460 and more particularly described as:

SEE EXHIBIT A ATTACHED HERETO

**Per NRS 111.312, this legal description was previously recorded as Document No. 0458008, in Book 0199, Pages 0477-0482 on January 5, 1999 in the Office of the Recorder of Douglas County, Nevada**

TOGETHER WITH the tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD the said premises, together with the appurtenances unto the said party of the second part.

IN WITNESS WHEREOF, the party of the first part has executed this conveyance the day and year first above written.

Sarah W. Lawrence  
SARAH W. LAWRENCE, SUCCESSOR  
TRUSTEE, James S. Lawrence Living Trust,  
dated August 23, 1993, as amended.

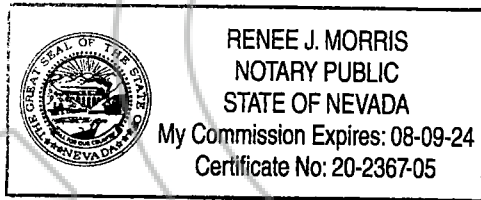
**ACKNOWLEDGMENT**

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

On Dec 21, 2022, before me, Reneé J. Morris, Notary Public, personally appeared SARAH W. LAWRENCE, personally known to me (or proved 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 the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Seal



Renee J. Morris  
NOTARY PUBLIC

## Exhibit A

All that certain lot, piece or parcel of land situate in the County of Douglas, State of Nevada, described as follows:

A portion of the NW 1/4 of SW 1/4 of Section 9, Township 12 North, Range 20 East, M.D.B.&M., described as follows:

Beginning at a point near a fence corner on the West side of Nevada State Highway Route 56 between Centerville and Gardnerville in said Douglas County, which point is 40 feet west of measured at right angles from, the surveyed centerline of said highway; said point of beginning further described as bearing North 25 degrees and 16 minutes East a distance of 2947.0 feet from the Southwest corner of said Section 9; thence South 00 degrees 02 minutes 30 seconds East along a line 40 feet west of the parallel to said highway centerline a distance of 340.46 feet to a point; thence from a tangent which bears the last described course, along the arc of a curve to the right with a radius of 960 feet, through an angle of 30 degrees 56 minutes 27 seconds for an arc distance of 518.42 feet to a point; thence North 88 degrees 25 minutes West and along a fence line a distance of 321.21 feet to a point near a fence corner; thence North: 00 degrees 10 minutes 30 seconds West, along a fence line a distance of 485.10 feet to a point; thence North 02 degrees 43 minutes 50 seconds East, along a fence line a distance of 332.51 feet to a point near a fence corner; thence North 88 degrees 57 minutes 30 seconds East along a fence line a distance of 442.80 feet to the point of beginning;

Excepting therefrom all that certain piece or parcel of land as described in that deed from John O. Hintze, et al to Primary Source, Inc, an Oregon corporation recorded August 2, 1984, in Book 884 of Official Records, at Page 218, Douglas County, Nevada, as Document No. 104491; being further described as follows:

A portion of the Northwest 1/4 of the Southwest 1/4 and the Southwest 1/4 of the Northwest 1/4 of Section 9, Township 12 North, Range 20 East, M.D.B.&M., described as follows:

Commencing at the Southwest corner of said Section 9, proceed North 25 degrees 16 minutes East, 2947.0 feet, to the True Point of Beginning, which is the Northeast corner of the parcel, and lies on the westerly right of way line of Centerville Lane; proceed thence South 00 degrees 02 minutes 30 seconds East, 145.46 feet, along said Westerly right of way line, to a point which is the southeast corner of the parcel; and lies approximately in the center of Rocky Slough; thence North 84 degrees 00 minutes 03 seconds West, 449.60 feet, approximately along the centerline of Rocky Slough, to the Southwest corner of the parcel; thence North 02 degrees 43 minutes 50 seconds East 90.51 feet, to the Northwest corner of the parcel; thence North 88 degrees 57 minutes 30 seconds East, 442.80 feet to the True Point of Beginning;

Further excepting therefrom all that certain piece or parcel of land as described in deed from John O. Hintze, et al to Primary Source, Inc., an Oregon corporation recorded August 2, 1984, Book 884 of Official Record, at Page 220, Douglas County, Nevada, as Document 104492, being further described as follows:

A portion of the Northwest 1/4 and the Southwest 1/4 of Section 9, Township 12 North, Range 20 East, M.D.B.&M., described as follows:

Commencing at the Southwest corner of said Section 9, proceed North 20 degrees 52 minutes 28 seconds East, 2245.14 feet; thence North 00 degrees 10 minutes 30 seconds West, 104.00 feet to the True Point of Beginning which is the Southwest corner of the parcel; thence North 00 degrees 10 minutes 30 seconds West 123.10 feet; thence North 02 degrees 43 minutes 50 seconds East, 242.00 feet which is the Northwest corner of the parcel and lies approximately in the center of Rocky Slough; thence South 84 degrees 00 minutes 03 seconds East, 449.60 feet, approximately along the centerline of Rocky Slough to the Northeast corner of the parcel; thence South 00 degrees 02 minutes 30 seconds East, along a line 40 feet West of and parallel to the centerline of Nevada State Highway Route 56, a distance of 195.00 feet to the beginning of a tangent curve to the right, having a radius of 960.0 feet and a central angle 07 degrees 23 minutes 52 seconds; thence Southwesterly along said curve an arc distance of 123.95 feet, to a point on said curve; thence North 89 degrees 53 minutes 53 seconds West, a distance of 450.57 feet to the True Point of Beginning.

Also further excepting therefrom that certain piece or parcel of land as described in that deed from John O. Hintze, et al to Primary Source, Inc., an Oregon corporation recorded August 2, 1984, in Book 884 of Official Records, at Page 222, Douglas County, Nevada, as Document No. 104493; more particularly described as follows:

A parcel of land, located in the Northwest 1/4 of the Southwest 1/4 and the Southwest 1/4 of the Northwest 1/4 of Section 9, Township 12 North, Range 20 East, M.D.B.&M., Douglas County, Nevada, being further described as follows:

Commencing at the Southwest corner of said Section 9, proceed North 20 degrees 52 minutes 28 second East, 2,245.14 feet to the True Point of Beginning, which is the Southwest corner of the parcel; proceed thence North 00 degrees 10 minutes 30 seconds West, 104.00 feet to the Northwest corner; thence South 89 degrees 53 minutes 53 seconds East, 450.57 feet to an intersection with the Westerly right of way line of Centerville Lane, which is the Northeast corner; thence Southerly, along said right of way line, around a curve to the right, having a central angle of 06 degrees 16 minutes 01 seconds, a radius of 960 feet, and a length of 105.00 feet. to the Southeast corner; thence West 431.14 feet, to the True Point of Beginning.

**STATE OF NEVADA  
DECLARATION OF VALUE**

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

a) 1220-09-301-004  
b) \_\_\_\_\_  
c) \_\_\_\_\_  
d) \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
Document/Instrument #:	_____
Book:	_____ Page: _____
Date of Recording:	<u>12/29/22</u>
Notes:	<u>Trust of AS</u>

**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 \_\_\_\_\_

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

\$ -0-  
Deed in Lieu of Foreclosure Only (value of property): \$ -0-  
Transfer Tax Value: \$ -0-  
Real Property Transfer Tax Due: \$ -0-

**4. If Exemption Claimed:**

a. Transfer Tax Exemption, per NRS 375.090, Section: 7  
b. Explain Reason for Exemption: Transfer from and to trust for no consideration.

**5. Partial Interest: Percentage being transferred: 6.6666 %**

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: Sarah W. Lawrence Capacity: Grantor  
Signature: Sarah W. Lawrence Capacity: Grantee

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

Print Name: Sarah W. Lawrence, Successor Trustee  
Address: 1220 Lawrence Lane  
City/State/Zip: Gardnerville, NV 89460

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

Print Name: Sarah W. Lawrence, Trustee  
Address: 1220 Lawrence Ln,  
City/State/Zip: Gardnerville, NV 89460

**COMPANY/PERSON REQUESTING RECORDING**

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Law Office of Karen L. Winters Esc.# \_\_\_\_\_  
Address: P.O. Box 1987  
City: Minden State: NV Zip: 89423