

DOUGLAS COUNTY, NV
RPTT:\$1228.50 Rec:\$40.00
\$1,268.50 Pgs=3
2023-1000770
09/25/2023 02:39 PM
STEWART TITLE COMPANY - NV
SHAWNYNE GARREN, RECORDER

A.P.N. No.:	1320-26-001-058, 1320-23-002-083
R.P.T.T.	\$1,228.50
File No.:	2138395 BA
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To: Same as below	
When Recorded Mail To:	
Morgan L. Chappell and Norma C. Chappell, Trustees of The Chappell Family Trust, dated September 22, 2016	
1735 Kristi Lane	
Minden, NV 89423	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Eric M. Class and Lucera Rose Class, husband and wife, as joint tenants, with right of survivorship** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Morgan L. Chappell and Norma C. Chappell, Trustees of The Chappell Family Trust, dated September 22, 2016**, all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

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

PARCEL 1:

Parcel 2, as set forth on Parcel Map LDA 18-004 for Sally W. and Helmut H. Huttenmayer, filed for record in the Office of the County Recorder of Douglas County, State of Nevada, on May 10, 2019, as Document No. 2019-928903.

PARCEL 2:

THAT PORTION OF KRISTI LANE LOCATED WITHIN A PORTION OF SECTION 23, TOWNSHIP 13 NORTH, RANGE 20 EAST, MOUNT DIABLO MERIDIAN AS SHOWN ON THE DIVISION OF LAND MAP FOR NEVIS INDUSTRIES, INC. RECORDED FEBRUARY 2, 1979 IN THE OFFICE OF RECORDER, DOUGLAS COUNTY, NEVADA AS DOCUMENT NO. 29636, THE RECORD OF SURVEY FOR NEVIS INDUSTRIES, INC. RECORDED DECMEBER 23, 1980 IN SAID OFFICE OF RECORDER AS DOCUMENT NO. 51917, THE INITIAL FINAL MAP FOR BUCKEYE CREEK RECORDED JUNE 30, 1989 IN SAID OFFICE OF RECORDER AS DOCUMENT NO. 205898 AND THE FINAL MAP PD 99-12-01 FOR GRANDVIEW ESTATES, PHASE 1, RECORDED JANUARY 6, 2003 IN SAID OFFICE OF RECORDER AS DOCUMENT NO. 562908, LYING EASTERLY OF EAST VALLEY ROAD, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF EAST VALLEY ROAD AND THE SOUTHERLY LINE OF SAID SECTION 23 AS SHOWN ON SAID FINAL MAP, DOCUMENT NO. 562908;

THENCE ALONG SAID SOUTHERLY LINE OF SECTION 23 AND THE SOUTHERLY LINE OF KRISTI LANE AS SHOWN ON SAID FINAL MAP, DOCUMENT NO. 562908, SOUTH 88°57'43" EAST, 50.00 FEET TO THE POINT OF BEGINNING;

THENCE ALONG THE EASTERLY LINE OF EAST VALLEY ROAD, NORTH 00°55'14" EAST, 79.94 FEET;
THENCE ALONG THE SOUTHEASTERLY RETURN OF SAID EAST VALLEY ROAD AND THE SOUTHERLY LINE OF LOT 42 AS SHOWN ON SAID FINAL MAP, DOCUMENT NO. 562908, ALONG THE ARC OF A CURVE TO THE LEFT, NON-TANGENT TO THE PRECEDING COURSE, HAVING A RADIUS OF 30.00 FEET, CENTRAL ANGLE OF 89°52'57", ARC LENGTH OF 47.06 FEET, AND CHORD BEARING AND DISTANCE OF SOUTH 44°01'14" EAST, 42.38 FEET;
THENCE ALONG THE SOUTHERLY LINE OF LOTS 42 THROUGH 47 AS SHOWN ON SAID FINAL MAP, DOCUMENT NO. 562908, AND THE NORTHERLY LINE OF SAID KRISTI LAND, SOUTH 88°57'43" EAST, 1251.12 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 47;
THENCE CONTINUING ALONG SAID NORTHERLY LINE OF KRISTI LANE, SOUTH 88°49'58" EAST, 1323.08 FEET TO THE LINE COMMON TO SECTIONS 23 AND 24, T.13N., R.20E., M.D.M.;
THENCE ALONG SAID COMMON LINE, SOUTH 00°08'40" WEST, 50.01 FEET TO THE CORNER COMMON TO SECTIONS 23, 24, 25 AND 26, T.13N., R.20E., M.D.M.;
THENCE ALONG SAID SOUTHERLY LINE OF SECTION 23 AND THE SOUTHERLY LINE OF KRISTI LANE, NORTH 88°49'58" WEST, 1324.90 FEET;
THENCE CONTINUING ALONG SAID SOUTHERLY LINE OF SECTION 23 AND SAID SOUTHERLY LINE OF KRISTI LANE, NORTH 88°57'43" WEST, 1279.92 FEET TO THE POINT OF BEGINNING.

NOTE: The above metes and bounds description appeared previously in that certain DEED recorded in the office of the County Recorder of Douglas County, Nevada on DECEMBER 8, 2020 as Document No. 2020-957814 of Official Records.

***SUBJECT TO:**

1. Taxes for the fiscal year;
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.

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 19, 2023

SIGNATURES AND NOTARY ON PAGE 3
THIS GRANT BARGAIN SALE DEED MAY BE SIGNED IN COUNTERPART.

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1320-26-001-058
 b) 1320-23-002-083
 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 \$ 315,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 c. Transfer Tax Value: \$ 315,000.00
 d. Real Property Transfer Tax Due \$ 1,228.50

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section _____
 b. Explain Reason for Exemption: _____

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] Capacity AGENT
 Signature _____ Capacity _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**
 Print Name: Eric M. Class and Lucera Rose Class
 Address: 1055 Arroyo Drive
 City: Gardnerville
 State: NV Zip: 89410

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**
 Print Name: Morgan L. Chappell and Norma C. Chappell, Trustees of The Chappell Family Trust, dated September 22, 2016
 Address: 1735 Kristi Lane
 City: Minden
 State: NV Zip: 89423

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Stewart Title Company Escrow # 2138395 BA
 Address: 1362 Hwy 395, Suite 109
 City: Gardnerville State: NV Zip: 89410