DOUGLAS COUNTY, NV

RPTT:\$0.00 Rec:\$40.00

2023-1002357 11/15/2023 11:11 AM

\$40.00 Pgs=3

ALLING & JILLSON LTD

SHAWNYNE GARREN, RECORDER

E03

APN: 1418-15-801-006

RECORDING REQUESTED BY AND WHEN RECORDED MAIL TO:

ALLING & JILLSON, LTD. Post Office Box 3390 Lake Tahoe NV 89449-3390

MAIL TAX STATEMENTS TO:

Charles Randall Townsend and Lara Burgarello Townsend 1754 Highway 50 Glenbrook, NV 89413

DEED OF CORRECTION

This Deed of Correction is being recorded to correct the name of the Trust on that certain Trust Transfer Deed dated April 7, 2023, and recorded in the Official Records of Douglas County, Nevada, on April 10, 2023, as Document No. 2023-995394.

There was a typographical error in Document No. 2023-995394 in the spelling of the name of the Trust. This Corrective Deed corrects the name of the Trust to "The Charles Randall and Lara Burgarello Townsend Trust."

This Corrective Deed shall have the effect of correcting, revoking and superseding Document No. 2023-995394.

TRUST TRANSFER DEED

FOR NO CONSIDERATION, Charles Randall Townsend and Lara Burgarello Townsend, husband and wife as joint tenants with right of survivorship, do hereby GRANT, TRANSFER and CONVEY to Charles Randall Townsend and Lara Burgarello Townsend, Trustees of The Charles Randall and Lara Burgarello Townsend Trust ("Grantees"), all that certain real property situate in the County of Douglas, State of Nevada, more particularly described as follows:

All that portion of the Southeast 1/4 of Section 15, Township 14

North, Range 18 East, M.D.B.&M., more particularly described as follows:

PARCEL B:

COMMENCING at the section corner common to Sections 14, 15, 22 and 23; thence North 489.02 feet along the section line; thence North 89°41' West 1139.09 feet to the Point of Beginning; thence continuing North 89°41' West 641.43 feet; thence North 17°55' West 89.5 feet; thence South 89°41' East 186.11 feet; thence North 79°54'30" East 89.11 feet; thence South 9°59'40" East 10.14 feet; thence South 89°41' East 393.34 feet; thence South 91.19 feet to the Point of Beginning.

EXCEPTING THEREFROM that portion which lies within the U.S. Highway 50 Right-of-Way, said portion being described as follows:

BEGINNING at a point on the Easterly Right-of-Way line from which the Southeast corner of Parcel B bears North 89°41' West 105.27 feet; thence North 89°41' West 178.29 feet to the Westerly Right-of-Way line; thence North 16°08'12" East 97.79 feet; thence South 89°41' East 157.38 feet; thence South 3°23'50" West 91.26 feet to the Point of Beginning. Situated in the SE 1/4, Section 15, T 14 N, R 18 E., M.D.M.

FURTHER EXCEPTING any portion lying within the parcel described in Boundary Line Adjustment Grant Deed, recorded September 30, 1997, Book 0997, Page 63.08, Document No. 0422893, of Official Records.

FURTHER EXCEPTING any portion of the above described property lying within the bed of Lake Tahoe below the line whose elevation is 6223 feet, Lake Tahoe datum pursuant to NRS 321.595 and also excepting any artificial accretions to said land, waterward of said land or natural ordinary high water or, if Lake level as been artificially lowered, excepting any portion below such elevation as may be established excepting any artificial accretions to said land, waterward of said land or natural ordinary high water or, if Lake level as been

artificially lowered, excepting any portion below such elevation as may be established as the boundary by boundary line agreement with the State of by quiet title action in which the State is a party.

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 September 13, 2010, Book 910, Page 2554 as Document No. 2010-770374 of Official Records.

TOGETHER WITH the tenements, hereditaments and appurtenances belonging thereto or appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD said premises, with the appurtenances, unto said Grantee and Grantee's heirs and assigns forever.

Charles Randall/Townsend, Grantor

Lara Burgarello Townsend, Grantor

STATE OF NEVADA
)
ss.

COUNTY OF DOUGLAS
)

This instrument was acknowledged before me on November 11, 2023, Charles Randall Townsend and Lara Burgarello Townsend.

WITNESS my hand and official seal.

NOTARY PUBLIC

MARGRET PASCUS NOTARY PUBLIC STATE OF NEVADA Appt. No. 23-8415-05 My Appt. Expires July 27, 2027

STATE OF NEVADA DECLARATION OF VALUE

II 1'6 4000 .4423-0029/reporty/Dec of Value.wpd

1.	Assessor Parcel Number(s):	F05 55	CORDUNA ORTHONIA VANDA AND AND AND AND AND AND AND AND AND
	(a) 1418-15-801-006		CORDERS OPTIONAL USE ONLY
	(b)	Document/Instr	ument #:
	(c)(d)	Book:	Page:
	(u)	Notes:	ing:
2.	Type of Property:	Notes.	
4.	(a) □ Vacant Land x (b) SFR		
	(c) \square Condo/Townhouse \square (d) 2-4 Plex		~ \ \ \ \
	(i) Other:		
3.	Total Value/Sale Price of Property:	\$ 0	
э.	Deed in Lieu of Foreclosure Only (value of property):	\$_0	
	Transfer Tax Value:		
	Real Property Transfer Tax Due:	\$_0	
	Real Property Transfer Tax Due.	\$_0	
4.	If Exemption Claimed:	<)]
a. Transfer Tax Exemption, per <u>NRS 375.090(3)</u> .))
	 Explain Reason for Exemption: A transfer of title recognizing the true status of ownership of the real property; ie. a Deed of Correction to correct the name of the Trust in the Trust Transfer Deed, 		
	recorded as Document #2023-995394 on April 10, 2023, in the Official Reco		
	of Douglas Co		3)4 on April 10, 2023, in the Official Records
	or Douglas Cor	inty, rvevudu.	
5.	Partial Interest: Percentage being transferred:100	%	
•	Turtuur Intereste Terestrage comig transferred.		
The n	ndersigned declares and acknowledges, under penalty o	f periury, pursuan	t to NRS 375.060 and NRS 375.110, that the
inform	nation provided is correct to the best of their information a	and helief and can	be supported by documentation if called upon
	stantiate the information provided herein. Furthermore, the		
	itional tax due, may result in a penalty of 10% of the tax of		
or add	inional tan due, may recent in a perionity of 10,70 of the tan-		
Pursua	ant to NRS 375.030, the Buyer and Seller shall be jointly a	nd severally liable	e for any additional amount owed.
		\ '\	·
Signa	ture: \ \ \tau \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	Capacity Seller,	, Jamie L. Walker, Esq., for Charles Randall
		Townsend and Lara Burgarello Townsend	
and the same of th		/ /	
Signa	ture: (DIME 1) KIVAL A	Capacity Buyer	, Jamie L. Walker, Esq., for Charles Randall
70-100-0		Townsend and Lara Burgarello Townsend, Trustees of The Charles Randall and Lara Burgarello Townsend Trust	
	SELLER (GRANTOR) INFORMATION	BUYER	(GRANTEE) INFORMATION
	(Required)		(Required)
Nam	e Charles Randall Townsend and Lara	Name	Charles Randall Townsend and Lara
	Burgarello Townsend		Burgarello Townsend, Trustees of The
			Charles Randall and Lara Burgarello
\	/ /		Townsend Trust
Α.	/ /		
Add	ress Post Office Box 855	Address	Post Office Box 855
City	/State/Zip Zephyr Cove, NV 89448	City/State/Zip	Zephyr Cove, NV 89448
796		City/State/Zip	2001111 0010, 111 02440
COM	PANY/PERSON REQUESTING RECORDING (REQUIRED IF NOT THE SELLER OR BUYER)		
Print 1			
Addre			