

DOUGLAS COUNTY, NV

2023-1002558

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=4

11/21/2023 01:06 PM

TICOR TITLE - CC (NVTH3K)

SHAWNYNE GARREN, RECORDER

E03

WHEN RECORDED MAIL TO:

Michelle M. Mayne, as Trustee
180 Nixon St.
Genoa, NV 89411

MAIL TAX STATEMENTS TO:

Same as above

Escrow No. 2303231-DKD

The undersigned hereby affirms that this document submitted for recording does not contain the social security number of any person or persons.
(Pursuant to NRS 239b.030)

APN No.: 1418-27-210-034

R.P.T.T. \$ 0.00

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Michelle M. Mayne, as Trustee of the Michelle M. Mayne Revocable Living Trust dated July 23, 1992, who acquired title as Michelle Mayne, Trustee

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Michelle M. Mayne, as Trustee of the Michelle M. Mayne Revocable Living Trust dated July 23, 1992

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

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

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

Signature and notary acknowledgement on page two.


Michelle M. Mayne Revocable Living Trust dated July 23, 1992


Michelle M. Mayne, Trustee

STATE OF NEVADA ^{or Michigan}
COUNTY OF ^{Clark} ~~Orleans~~

} ss:

This instrument was acknowledged before me on, 11-20-2023
by Michelle M. Mayne, Trustee


NOTARY PUBLIC
Jennifer Jones, Notary Public

JENNIFER JONES
Notary Public - State of Michigan
County of Wayne
My Commission Expires Dec 12, 2026
Acting in the County of Clark

This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow No. 02303231.

**EXHIBIT A
LEGAL DESCRIPTION**

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

PARCEL 1:

The Southerly 25 feet of Lot 14, and all of Lot 15 as shown on the map of Caverock Cove, LTD., Tract, filed in the office of the County Recorder of Douglas County, State of Nevada, on the 26TH Day of September, 1936, as Document 3331.

PARCEL 2:

Beginning at the Southwest corner of said Lot 15; thence North 54°57'48" West 74 feet, more or less, to a point on the approximately low water line of Lake Tahoe Datum; thence Northeasterly along said water line 78 feet more or less to a point which bears North 52°06'20" West from the Northwest corner of the Southerly 25 feet of said Lot 14; thence South 52°06'20" East 76 feet, more or less, to said Northwest corner; thence South 46°38'14" West 45.50 feet; thence South 46°02'14" West 30.22 feet to the point of beginning.

PARCEL 3:

A non-exclusive easement for roadway and utility purposes over, under and across a parcel of land lying wholly within the Northwest 1/4 of Section 27, Township 14 North, Range 18 East, M.D.B.&M., being a portion of Pittman Terrace abandoned by Instrument recorded February 27, 1946, in Book D of Miscellaneous Records, Page 321, Douglas County, Nevada, on September 26, 1936, as Document 3331, lying Easterly of the hereinabove described Parcel No. 1 more particularly described as follows:

All that portion of Pittman Terrace running Southerly from the line connecting the Southwest corner of Lot 25, with an angle front of road lying on the East line of Lot 11, to the South boundary of said subdivision, being a length of road approximately 279 feet long and 30 feet wide.

Excepting therefrom all that portion of said land conveyed to Tahoe-Douglas District, in Deed recorded August 14, 1974 in Book 874, at Page 428, Document 74758, Official Records.

PARCEL 4:

All that portion of Subdivision No. 1, Caverock Cove, LTD., filed for record on September 26, 1936, as Document 3331;

Beginning at the Northwesterly corner of Parcel 1 per that Grant, Bargain and Sale Deed recorded September 19, 2007, as Document 0709438, Douglas County Records;

Thence North 54°57'48" West 79.3 feet more or less to a point on the approximate low-water line of Lake Tahoe, elevation 6223.0 feet, Lake Tahoe Datum;

Thence Northerly along said approximate low-water line the following 6 courses:

North 57°53'51" East 5.46 feet;

North 73°05'24" East 15.14 feet;

North 41°55'35" East 22.11 feet;

North 39°36'13" East 9.64 feet;

North 46°46'55" East 16.71 feet;

North 22°06'48" East 13.65 feet;

Thence leaving said approximate low-water line South 52°06'20" East 79.1 feet more or less to the Northeast corner of said Parcel 1;

Thence Southwesterly along said parcel one the following 2 courses:

South 46°38'14" West 45.50 feet;

South 46°02'14" West 30.22 feet to the point of beginning.

EXCEPTING THEREFROM any portion of the Land lying within the bed of Lake Tahoe below the line whose elevation is 6223 feet, Lake Tahoe datum pursuant to Nevada Revised Statutes and also excepting any artificial accretions to said Land, waterward of said Land or natural ordinary high water or, if lake level has been artificially lowered, excepting any portion below such elevation as may be established as the boundary by boundary line agreement with the state or by quiet title action in which the state is a party.

APN: 1418-27-210-034

Note: Document No. 869724 is provided pursuant to the requirements of Section 6.NRS 111.312.

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a. 1418-27-210-034
 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
 i. Other _____

FOR RECORDERS OPTIONAL USE ONLY
 Book _____ Page _____
 Date of Recording: _____
 Notes: SG - Prior Doc 709438

3. a. Total Value/Sales Price of Property: \$ _____
 b. Deed in Lieu of Foreclosure Only (value of property) \$ _____
 c. Transfer Tax Value \$ _____
 d. Real Property Transfer Tax Due: \$ 0.00

4. **If Exemption Claimed**
 a. Transfer Tax Exemption, per NRS 375.090, Section #3
 b. Explain Reason for Exemption: A Transfer of title without consideration, to add middle initial.

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 _____ Capacity _____
 Signature Grace Johnson Capacity Escrow Agent

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Michelle Mayne, as Trustee of the Michelle M. Mayne Revocable Living Trust dated July 23, 1992
 Address: 4790 Caughlin Py #801
 City: Reno
 State/Zip: NV 89519

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Michelle M. Mayne, as Trustee of the Michelle M. Mayne Revocable Living Trust dated July 23, 1992
 Address: 4790 CAUGHLIN PY #801
 City: Reno
 State: NV Zip: 89519

COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)
 Print Name: Ticor Title of Nevada, Inc. Escrow No.: 02303231-010-DKD
 Address: 307 W. Winnie Lane Suite #1
 City, State, Zip: Carson City, NV 89703

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED