

ASSESSOR'S PARCEL NO. 1220-17-615-025

WHEN RECORDED MAIL TO:

DUSTIN DAVIS
EVANS & DAVIS
211 N. BROADWAY
EDMOND, OK 73034

MAIL TAX NOTICES TO:

ROLAND VERNON CARLSEN, TRUSTEE
CHRISTINE MICHELE MARIE CARLSEN, TRUSTEE
1146 KINGSTON LN.
GARDNERVILLE NV 89460

WARRANTY DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, ROLAND V. CARLSEN and CHRISTINE M. CARLSEN, husband and wife (herein, "Grantor"), whose address is 1146 Kingston Ln., Gardnerville, NV 89460, hereby GRANTS, BARGAINS, SELLS AND CONVEYS to ROLAND VERNON CARLSEN AND CHRISTINE MICHELE MARIE CARLSEN, Trustees, or their successors in interest, of the ROLAND & CHRISTINE CARLSEN REVOCABLE TRUST dated April 18, 2023 and any amendments thereto (herein, "Grantee"), whose address is 1146 Kingston Ln., Gardnerville, NV 89460, all of Grantor's right, title and interest in and to that certain real property located in Douglas County, Nevada, more particularly described as follows:

See attached as Exhibit "A"

Property street address: 1146 Kingston Ln., Gardnerville, NV 89460

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

Grantor for the Grantor and Grantor's heirs, representatives, successors and assigns, does covenant and agree to and with Grantee and Grantee's heirs, successors and assigns, that Grantor is lawfully seized in fee of the aforesaid premises; that the same are free of all encumbrances except those appearing of record; that Grantor has good right to grant and convey the same to Grantee as aforesaid; and that Grantor will warrant and forever defend said premises against all lawful claims whatsoever.

Dated this 18 day of April, 2023.

GRANTOR:

[Handwritten Signature]

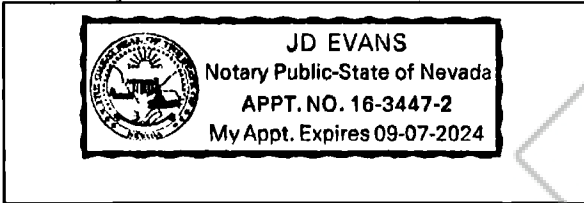
ROLAND V. CARLSEN

STATE OF NEVADA

COUNTY OF DOUGLAS

This instrument was acknowledged before me on April 18, 2023 by ROLAND V. CARLSEN.

Affix Notary Seal inside box or document is unrecordable.



[Handwritten Signature]

NOTARY PUBLIC

GRANTOR:

[Handwritten Signature]

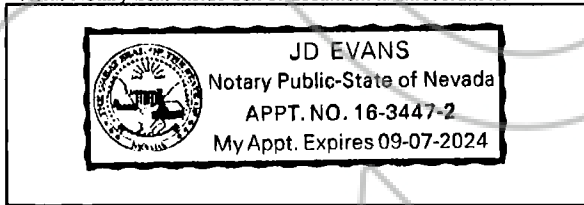
CHRISTINE M. CARLSEN

STATE OF NEVADA

COUNTY OF DOUGLAS

This instrument was acknowledged before me on April 18, 2023 by CHRISTINE M. CARLSEN.

Affix Notary Seal inside box or document is unrecordable.



[Handwritten Signature]

NOTARY PUBLIC

Affirmation Statement

I, the undersigned, hereby affirm that this document as submitted for recording does not contain the social security number of any person.

Roland & Christine Carlsen Revocable Trust, dated
4/18, 2023



ROLAND VERNON CARLSEN, Trustee



CHRISTINE MICHELE MARIE CARLSEN, Trustee
Grantee

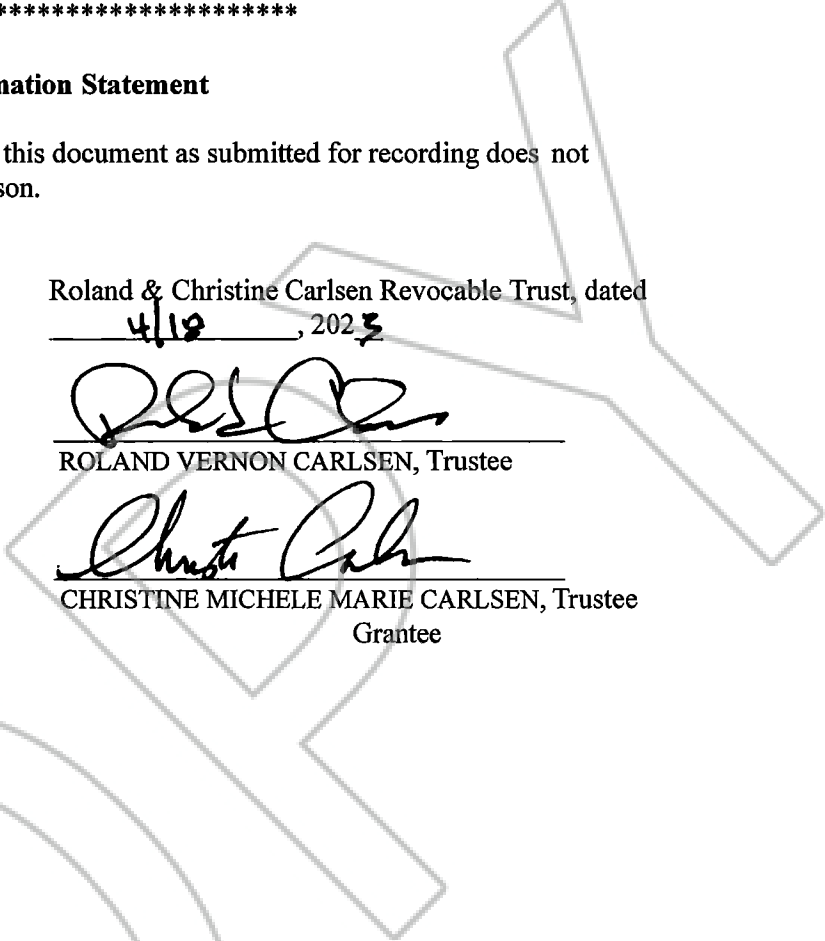


Exhibit "A"

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

A parcel of land being a portion of that certain parcel of land previously described at Document no. 784242 as filed for record in the office of the Douglas County Recorder on June 3, 2011, said parcel lying entirely within the Northeast One-Quarter of Section 17, Township 12 North, Range 20 East of the Mount Diablo Meridian, Douglas County, Nevada, and being more particularly described as follows:

Commencing at the NE corner of said Section 17, being a 1 1/2 inch diameter iron pipe; Thence N 89°29'08" W along the North line of said Section 17 a distance of 1,318.63 feet to the NW corner of the NE¼ of the NE¼ of said Section 17; Thence S 00°37'32" W a distance of 1,322.90 feet to the NE corner of Lot 7, Rain Shadow Ranch-Phase 1, a final subdivision map filed for record on June 28, 2007, at Document no. 703979 in said Douglas County records; Thence S 00°28'17" W along the Easterly boundary of said Rain Shadow Ranch-Phase 1 a distance of 645.08 feet to the POINT OF BEGINNING; Thence S 89°21'38" E a distance of 47.39 feet to a point on the Westerly right-of-way line of Drayton Boulevard, an 80 foot wide public road; Thence along said Westerly right-of-way line 343.67 feet along the arc of a curve to the left having a central angle of 15°54'08", a radius of 1,238.24 feet, and a chord which bears S 08°25'21" W, 342.57 feet;

Thence N 00°28'17" E a distance of 74.74 feet;

Thence N 90°00'00" W a distance of 259.80 feet;

Thence N 00°00'00" E a distance of 168.51 feet;

Thence 13.75 feet along the arc of a curve to the right having a central angle of 00°49'40", a radius of 952.00 feet, and a chord which bears N 00°24'50" E, 13.75 feet;

Thence along the Easterly right-of-way line of Kingston Lane, a 36 foot wide public road per said subdivision map of Rain Shadow Ranch-Phase 1 for the following two courses:

1. 62.08 feet along the arc of a curve to the right having a central angle of 03°44'10", a radius of 952.00 feet and a chord which bears N 02°41'45" E, 62.07 feet;

2. 37.56 feet along the arc of a curve to the right having a central angle of 86°04'32", a radius of 952.00 feet, and a chord which bears N 47°36'06" E, 34.12 feet;

Thence along the Southerly right-of-way line of Acorn Way, a 36 foot wide public road per said subdivision map of Rain Shadow Ranch-Phase 1 for the following nine courses:

1. S 89°21'38" E a distance of 81.81 feet;

2. 7.85 feet along the arc of a curve to the right having a central angle of 45°00'00", a radius of 10.00 feet, and a chord which bears S 66°51'38" E, 7.65 feet;

3. S 44°21'38" E a distance of 5.79 feet;

4. 13.35 feet along the arc of a curve to the left having a central angle of $45^{\circ}00'00''$, a radius of 17.00 feet, and a chord which bears $S\ 66^{\circ}51'38''\ E$, 13.01 feet;
5. $S\ 89^{\circ}21'38''\ E$ a distance of 30.00 feet;
6. 13.35 feet along the arc of a curve to the left having a central angle of $45^{\circ}00'00''$, a radius of 17.00 feet, and a chord which bears $N\ 68^{\circ}08'22''\ E$, 13.01 feet;
7. $N\ 45^{\circ}38'22''\ E$ a distance of 5.79 feet;
8. 7.85 feet along the arc of a curve to the right having a central angle of $45^{\circ}00'00''$, a radius of 10.00 feet, and a chord which bears $N\ 68^{\circ}08'22''\ E$, 7.65 feet;
9. $S\ 89^{\circ}21'38''\ E$ a distance of 75.59 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 January 23, 2019, as Document No. 2019-924906 of Official Records.

Assessor's Parcel Number(s):
1220-17-615-025

STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number (s)

a) 1220-17-615-025
 b) _____
 c) _____
 d) _____

2. Type of Property:

a) <input type="checkbox"/>	Vacant Land	b) <input checked="" type="checkbox"/>	Single Fam Res.
c) <input type="checkbox"/>	Condo/Twnhse	d) <input type="checkbox"/>	2-4 Plex
e) <input type="checkbox"/>	Apt. Bldg.	f) <input type="checkbox"/>	Comm'l/Ind'l
g) <input type="checkbox"/>	Agricultural	h) <input type="checkbox"/>	Mobile Home
i) <input type="checkbox"/>	Other		

FOR RECORDERS OPTIONAL USE ONLY Notes: <u>12/21/23 Trust Ok~A.B.</u>
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3. Total Value/Sales Price of Property:

\$ 0.00
 Deed in Lieu of Foreclosure Only (value of property) \$ _____
 Transfer Tax Value: \$ _____
 Real Property Transfer Tax Due: \$ _____

4. If Exemption Claimed:

a. Transfer Tax Exemption, per NRS 375.090, Section: 07
 b. Explain Reason for Exemption: Without consideration
Transfer from Personal Names to Trust

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 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 [Signature] Capacity Buyer/Seller
 Signature [Signature] Capacity Buyer/Seller

SELLER (GRANTOR) INFORMATION (REQUIRED) ROLAND CARLSEN & CHRISTINE CARLSEN Print Name: _____ Address: <u>1146 Kingston Ln.</u> City: <u>Gardnerville</u> State: <u>NV</u> Zip: <u>89460</u>	BUYER (GRANTEE) INFORMATION (REQUIRED) ROLAND VERNON CARLSEN & CHRISTINE MICHELE MARIE CARLSEN, Trustees Print Name: _____ Address: <u>1146 Kingston Ln.</u> City: <u>Gardnerville</u> State: <u>NV</u> Zip: <u>89460</u>
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COMPANY/PERSON REQUESTING RECORDING
 (REQUIRED IF NOT THE SELLER OR BUYER)
 Print Name: Dustin A. Davis Escrow # _____
 Address: 211 N. Broadway
 City: Edmond State: OK Zip: 73034