

DOUGLAS COUNTY, NV

**2023-993430**

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=4


**01/25/2023 02:50 PM**

ANDERSON, DORN, & RADER, LTD.

SHAWNYNE GARREN, RECORDER

E07

This document does not contain a social security number.

  
\_\_\_\_\_  
Lisa Vaclavicek

**APN: 1219-14-002-045, 046**

**RECORDING REQUESTED BY:**

Anderson, Dorn & Rader, Ltd.  
500 Damonte Ranch Parkway, Suite 860  
Reno, Nevada 89521

**AFTER RECORDING MAIL TO:**

Anderson, Dorn & Rader, Ltd.  
500 Damonte Ranch Parkway, Suite 860  
Reno, Nevada 89521

**MAIL TAX STATEMENT TO/GRANTEE:**

JERRY EVANS, Trustee  
EVANS LIVING TRUST  
822 Foothill Road  
Gardnerville, NV 89460

RPTT: \$0.00 Exempt (7)

Exempt (7): A transfer of title to or from a trust, if the transfer is made without consideration.

**GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH THAT,

JERRY EVANS, a single man,

For NO consideration, does hereby Grant, Bargain, Sell and Convey unto:

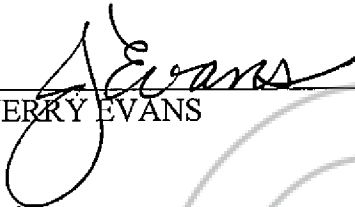
JERRY EVANS, Trustee, or his successors in interest, of the  
EVANS LIVING TRUST dated January 10, 2023,  
and any amendments thereto.

ALL of his interest in that real property situated in the County of Douglas, State of Nevada, more particularly described in Exhibit "A," attached hereto and incorporated herein, together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues of profits thereof.

Subject To: 1. Taxes for the Current fiscal year, paid current  
2. Restrictions, Reservations, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any.

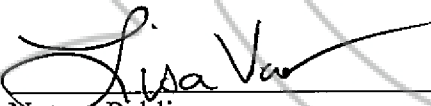
This deed was prepared without the benefit of a title search and the description of the property was furnished by the parties. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

WITNESS my hand, this 24th day of January, 2023.

  
\_\_\_\_\_  
JERRY EVANS

STATE OF NEVADA                    }  
  } ss:  
COUNTY OF WASHOE                }

This instrument was acknowledged before me, this 24th day of January, 2023, by JERRY EVANS.

  
\_\_\_\_\_  
Notary Public

 LISA VACLAVICEK  
Notary Public - State of Nevada  
Appointment Recorded in Washoe County  
No: 21-4145-02 - Expires July 30, 2025

## EXHIBIT "A"

### Legal Description:

PARCEL I

PARCEL IA

A PORTION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 14 TOWNSHIP 12 NORTH, RANGE 19 EAST, M.D.B.&M., IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT AT THE SOUTHWESTERLY CORNER OF THE PARCEL, ON THE WEST BOUNDARY LINE OF SAID SECTION 14; SAID POINT BEING FURTHER DESCRIBED AS BEARING NORTH 0°32' EAST A DISTANCE OF 807.60 FEET FROM THE SECTION CORNER COMMON TO SECTIONS 14, 15, 22 AND 23, TOWNSHIP 12 NORTH, RANGE 19 EAST, M.D.B.&M.; THENCE NORTH 0°32'00" EAST ALONG THE SECTION LINE BETWEEN SECTIONS 14 AND 15, A DISTANCE OF 522.86 FEET TO A POINT AT THE NORTHERLY CORNER OF THE PARCEL; THENCE SOUTH 38°39'00" EAST ALONG THE PROPERTY LINE A DISTANCE OF 405.30 FEET TO A POINT AT THE SOUTHEASTERLY CORNER OF THE PARCEL; THENCE SOUTH 51°21'00" WEST ALONG THE PROPERTY LINE A DISTANCE OF 330.35 FEET TO THE POINT OF BEGINNING.

PARCEL IB

TOGETHER WITH THAT CERTAIN INGRESS AND EGRESS EASEMENT AS SET FORTH IN DOCUMENT RECORDED DECEMBER 11, 1984 IN BOOK 1284 OF OFFICIAL RECORDS AT PAGE 960, DOUGLAS COUNTY, NEVADA AS DOCUMENT NO. 111089.

AFFECTS PARCEL 1219-14-002-045

PARCEL II

ALL THAT CERTAIN LOT, PIECE, PARCEL OR PORTION OF LAND SITUATE, LYING AND BEING WITHIN THE SOUTHWEST ¼ OF SECTION 14, TOWNSHIP 12 NORTH, RANGE 19 EAST, M.D.M., DOUGLAS COUNTY, NEVADA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 14 AS SHOWN ON THE RECORD OF SURVEY TO ACCOMPANY A BOUNDARY LINE ADJUSTMENT FOR DOUGLAS PARKER FIELD FOR RECORD IN BOOK 589 AT PAGE 2188 AS DOCUMENT NO. 202177, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA; THENCE ALONG THE WEST LINE OF SAID SECTION NORTH 00°28'00" EAST A DISTANCE OF 726.94 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 00°28'00" EAST A DISTANCE OF 84.90 FEET; THENCE LEAVING SAID LINE NORTH 51°18'27" EAST A DISTANCE OF 329.11 FEET; THENCE NORTH 38°39'10" WEST A DISTANCE OF 90.00 FEET; THENCE NORTH 51°22'08" EAST A DISTANCE OF 250.06 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF FOOTHILL ROAD; THENCE ALONG SAID LINE SOUTH 38°39'10" EAST A DISTANCE OF 110.00 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE SOUTH 48°32'25" WEST A DISTANCE OF 403.87 FEET; THENCE SOUTH 38°39'10" WEST A DISTANCE OF 52.00 FEET; THENCE SOUTH 57°45'33" WEST A DISTANCE OF 230.80 FEET TO THE TRUE POINT OF BEGINNING. SAID PARCEL IS FURTHER SET FORTH ON RECORD OF SURVEY/LOT LINE ADJUSTMENT RECORDED JULY 28, 1995 AS DOCUMENT NO. 365144, OFFICIAL RECORDS.

AFFECTS PARCEL 1219-14-002-046

Per NRS 111.312- The Legal Description above appeared previously in that Grant, Bargain, Sale Deed recorded on February 17, 2022, as Document No. 2022-981364 in Douglas County Records, Douglas County, Nevada.

**APN: 1219-14-002-045, 046**

**Property Address: 822 and 824 Foothill Rd., Gardnerville, NV 89702**

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) 1219-14-002-045, 046  
 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'/Ind'l  
 g)  Agricultural    h)  Mobile Home  
 i)  Other \_\_\_\_\_

FOR RECORDERS OPTIONAL USE ONLY	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: <u>Verified Trust - js</u>	

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

4. If Exemption Claimed:  
 a. Transfer Tax Exemption per NRS 375.090, Section # 7  
 b. Explain Reason for Exemption: A transfer to/from a trust, made without consideration.

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 Jerry Evans Capacity Grantor

Signature \_\_\_\_\_ Capacity \_\_\_\_\_

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

Print Name: JERRY EVANS  
 Address: 822 Foothill Road  
 City: Gardnerville  
 State: NV Zip: 89460

Print Name: EVANS LIVING TRUST  
 Address: 822 Foothill Road  
 City: Gardnerville  
 State: NV Zip: 89460

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Anderson, Dorn & Rader, Ltd. Escrow # \_\_\_\_\_  
 Address: 500 Damonte Ranch Pkwy, Suite 860  
 City: Reno State: NV Zip: 89521

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)