DOUGLAS COUNTY, NV
Rec:$40.00
Total:$40.00
2023-993704
02/07/2023 12:44 PM
MARK WINTER ATTORNEY AT LAW
Pgs=4

00164694202309937040040045

SHAWNYNE GARREN, RECORDER
E07

Recorded at the request of:
Mark A. Winter
801 N. Division
Carson City, NV 89703
When recorded, mail to:
Mail tax statements to:
Christine S. Olesen
1043 Dresslerville Road
Gardnerville, Nevada 89460

DEED

APN: 1220-10-301-002

Christine S. Olesen, an unmarried woman, does hereby convey to Christine S. Olesen as Trustee of the Christine S. Olesen Trust dated January 19, 2023, all her right, title and interest in that real property situated in the County of Douglas, State of Nevada, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND
INCORPORATED HEREIN BY SAID REFERENCE

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

Witness my hand on this 19th day of January, 2023.

Christine S. Olesen

Christine S. Olesen

STATE OF NEVADA)
: ss.
CARSON CITY)

On January 19, 2023, personally appeared before me, a Notary Public, Christine S. Olesen who acknowledged to me that she executed the above document.

Notary Public

MARK A. WINTER
NOTARY PUBLIC
STATE OF NEVADA
My Appt. Exp. April 6, 2023
No. 99-3551-3

COPY

EAST ALONG THE SOUTHERN BOUNDARY OF THE PARCEL OF LAND DESCRIBED IN THAT CERTAIN DEED RECORDED ON PAGE 733 IN BOOK 20, FILE NO. 23969, OFFICIAL RECORDS OF DOUGLAS COUNTY (EQUALS NORTH 89 DEGREES 51 MINUTES 45 SECONDS EAST ALONG THE NORTHERN BOUNDARY OF THE PARCEL OF LAND DESCRIBED IN THAT CERTAIN DEED, RECORDED AT PAGE 474 IN BOOK 52, OFFICIAL RECORDS OF DOUGLAS COUNTY) A DISTANCE OF 35.00 FEET TO THE TRUE POINT OF BEGINNING THENCE SOUTH 89 DEGREES 51 MINUTES 45 SECONDS EAST, CONTINUING ALONG THE SOUTHERN BOUNDARY OF THE PROPERTY DESCRIBED IN SAID FILING NO. 23969, A DISTANCE OF 738.55 FEET TO A POINT; THENCE NORTH 41 DEGREES 16 MINUTES 09 SECONDS WEST, A DISTANCE OF 172.31 FEET TO A POINT; THENCE NORTH 63 DEGREES 18 MINUTES 09 SECONDS WEST, A DISTANCE OF 406.55 FEET TO A POINT; THENCE SOUTH 14 DEGREES 25 MINUTES EAST, (EQUALS SOUTH 15 DEGREES 25 MINUTES 00 SECONDS EAST, AS NOTED IN SAID FILING NO. 23969) A DISTANCE OF 270.00 FEET TO A POINT; THENCE NORTH 89 DEGREES 51 MINUTES 45 SECONDS WEST, A DISTANCE OF 329.13 FEET TO A POINT; THENCE SOUTH 0 DEGREE 15 MINUTES 45 SECONDS WEST, A DISTANCE OF 329.13 FEET TO A POINT; THENCE SOUTH 0 DEGREE 15 MINUTES EAST, A DISTANCE OF 49.69 FEET TO THE TRUE POINT OF BEGINNING. TOGETHER WITH NON-EXCLUSIVE EASEMENTS AND RIGHTS OF WAY OVER AND ACROSS THE FOLLOWING:

PARCEL A:

THE NORTHERN FORTY (40) FEET OF A PARCEL OF LAND IN THE NORTHEASTERN PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 12 NORTH, RANGE 20 EAST, M.D.B.AND M., AS THE SAME IS DESCRIBED IN THAT CERTAIN DEED RECORDED MAY 29, 1962, AT PAGE 784 IN BOOK 11, AS DOCUMENT NO. 20147, OFFICIAL RECORDS OF DOUGLAS COUNTY.

PARCEL B;

A PARCEL OF LAND IN THE SOUTHEASTERN PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9, THE SOUTHWESTERN PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15, ALL IN TOWNSHIP 12 NORTH, RANGE 20 EAST, M.D.B.AND M., DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT THE SECTION CORNER COMMON TO SECTIONS 9, 10, 15 AND 16, TOWNSHIP 12 NORTH, RANGE 20 EAST, M.D.B. AND M.; THENCE NORTH 0 DEGREES 15 MINUTES WEST, A DISTANCE OF 1315.24 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 0 DEGREES 15 MINUTES WEST A DISTANCE OF 5.56 FEET TO A POINT; THENCE WESTERLY A DISTANCE OF 16 FEET TO THE SOUTHWEST CORNER OF THE PARCEL OF LAND DESCRIBED IN THAT CERTAIN DEED RECORDED AT PAGE 495 IN BOOK D-1, RECORDS OF DOUGLAS COUNTY; THENCE NORTHERLY ALONG THE WESTERN BOUNDARY OF SAID PARCEL A DISTANCE OF 44.23 FEET TO A POINT; THENCE SOUTH 89 DEGREES 51 MINUTES 45 SECONDS EAST, A DISTANCE OF 50.99 FEET TO A POINT; THENCE SOUTH 0 DEGREE 15 MINUTES EAST, A DISTANCE OF 49.69 FEET TO A POINT; THENCE NORTH 89 DEGREES 51 MINUTES 45 SECONDS WEST, A DISTANCE OF 35.00 FEET TO THE TRUE POINT OF BEGINNING.

THIS BEING THE SAME PROPERTY CONVEYED TO ANKER OLESEN AND MARGARET E. OLESEN, HUSBAND AND WIFE, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, DATED 07/26/1989 AND RECORDED ON 08/23/1989 IN BOOK 889, PAGE 3331, IN THE DOUGLAS COUNTY RECORDERS OFFICE.

This legal description was taken from that certain Deed of Personal Representative which was recorded on March 3, 2022 as Document Number 2022-982024 in the Douglas County Recorder's Office.

APN: 1220-10-301-002

EXHIBIT "A"
PAGE 2 OF 2

COPY

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
   a. 1220-10-301-002
   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
   ☐ Other

FOR RECORDERS OPTIONAL USE ONLY
Book _____ Page: _____
Date of Recording: 2/7/23 Grantor
Notes:

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 $ 00.00

4. **If Exemption Claimed:**
   a. Transfer Tax Exemption per NRS 375.090, Section 7
   b. Explain Reason for Exemption: TRANSFER TO GRANTOR'S REVOCABLE TRUST WITHOUT CONSIDERATION. CERTIFICATE OF TRUST SHOWN AT TIME OF RECORDING.
5. Partial Interest: Percentage being transferred: _____ %

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 Christine S. Olesen Capacity: INDIVIDUAL GRANTOR

Signature Christine S. Olesen Capacity: TRUSTEE GRANTEE

SELLER (GRANTOR) INFORMATION (REQUIRED)	**BUYER (GRANTEE) INFORMATION (REQUIRED)**
Print Name: CHRISTINE S. OLESEN	Print Name: CHRISTINE S. OLESEN
Address: 1043 DRESSLERVILLE ROAD	Address: 1043 DRESSLERVILLE ROAD
City: GARDNERVILLE	City: GARDNERVILLE
State: NV Zip: 89460	State: NV Zip: 89460

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)

Print Name: MARK A. WINTER	Escrow #
Address: 801 N. DIVISION STREET	
City: CARSON CITY	State: NV Zip: 89703

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED