

DOUGLAS COUNTY, NV **2023-995764**  
RPTT:\$2798.25 Rec:\$40.00  
\$2,838.25 Pgs=3 **04/20/2023 10:23 AM**  
FIRST AMERICAN TITLE MINDEN  
SHAWNYNE GARREN, RECORDER

A.P.N.: 1220-17-101-014  
File No: 143-2662699 (et)  
R.P.T.T.: \$2,798.25

When Recorded Mail To: Mail Tax Statements To:  
The DeSmet Living Trust  
10383 Los Alamitos Blvd  
Los Alamitos, CA 90720

***GRANT, BARGAIN and SALE DEED***

*FOR A VALUABLE CONSIDERATION*, receipt of which is hereby acknowledged,

Christiaan Martinus Kuijpers, Trustee of Survivor's Trust of the Kuijpers Family Living Trust dated, January 26, 2016, as to one half interest  
and Christiaan Martinus Kuijpers, Trustee of the Decedent's Trust of the Kuijpers Family Living Trust, dated January 26, 2016, as to one half interest

do(es) hereby *GRANT, BARGAIN and SELL* to

Anthony M. DeSmet and Kathleen C. DeSmet, Trustees of The DeSmet Living Trust dated October 4, 2016

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

**THE PORTION OF NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 12 NORTH, RANGE 20 EAST, MOUNT DIABLO BASE AND MERIDIAN, PARTICULARLY DESCRIBED AS FOLLOWS:**

**COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 17, THENCE SOUTH 89° 40' 46" WEST A DISTANCE OF 2,638.34 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF CENTERVILLE LANE (COUNTY ROAD); THENCE SOUTH 89° 36' 30" WEST ALONG SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 301.64 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG THE SOUTH RIGHT OF WAY LINE OF SAID CENTERVILLE LANE SOUTH 89° 36' 30" WEST A DISTANCE OF 181.64 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE SOUTH 00° 23' 30" EAST A DISTANCE OF 360.54 FEET; THENCE NORTH 89° 36' 30" EAST A DISTANCE OF 181.64 FEET TO A POINT ON THE WEST LINE OF A ROADWAY AND UTILITY EASEMENT; THENCE NORTH 00° 23' 30" WEST ALONG THE WEST LINE OF SAID EASEMENT A DISTANCE OF 360.53 FEET TO THE TRUE POINT OF BEGINNING.**

**EXCEPTING THEREFROM, ALL THAT PORTION OF SAID LAND, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:**

**COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 17, PROCEED SOUTH**

89° 40' 46" WEST, 2,638.34 FEET, AND SOUTH 89° 36' 30" WEST, 301.64 FEET ALONG THE SOUTHERLY BOUNDARY OF CENTERVILLE LANE, TO A POINT; THENCE SOUTH 0° 23' 30" EAST, 344.19 FEET, ALONG THE WESTERLY BOUNDARY OF A 60 FEET WIDE PUBLIC STREET EASEMENT, TO THE TRUE POINT OF BEGINNING, WHICH IS THE NORTHEAST CORNER OF THE PARCEL; THENCE SOUTH 0° 23' 30" EAST, 16.34 FEET, ALONG SAID WESTERLY STREET BOUNDARY, TO THE SOUTHEAST CORNER OF THE PARCEL; THENCE SOUTH 89° 36' 30" WEST, 28.10 FEET, TO THE SOUTHWEST CORNER OF THE PARCEL; THENCE NORTH 0° 23' 30" WEST, 16.34 FEET TO THE NORTHWEST CORNER OF THE PARCEL; THENCE NORTH 89° 36' 30" EAST, 28.10 FEET, TO THE POINT OF BEGINNING.

**NOTE: THE ABOVE METES AND BOUND DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED NOVEMBER 21, 2019 AS INSTRUMENT NO. 2019-938590.**

*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.

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

Christiaan Martinus Kuijpers, Trustee of  
Survivor's Trust of the Kuijpers Family Living  
Trust dated, January 26, 2016, as to one half  
interest

Christiaan Martinus Kuijpers, Trustee

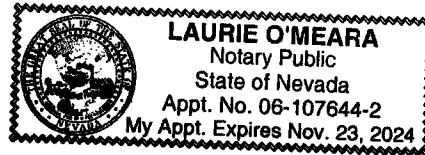
Christiaan Martinus Kuijpers, Trustee of the  
Decedent's Trust of the Kuijpers Family Living  
Trust, dated January 26, 2016, as to one half  
interest

Christiaan Martinus Kuijpers, Trustee

STATE OF **NEVADA** )  
 ) : ss.  
COUNTY OF **DOUGLAS** )  
*Washoe*

This instrument was acknowledged before me on April 12, 2023 by  
**Christiaan Martinus Kuijpers, Trustee.**

\_\_\_\_\_  
Notary Public  
(My commission expires: 11-23-2024)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow  
No. 143-2662699.

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a) 1220-17-101-014  
 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	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a) Total Value/Sales Price of Property: \$717,500.00  
 b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )  
 c) Transfer Tax Value: \$717,500.00  
 d) Real Property Transfer Tax Due \$2,798.25

4. **If Exemption Claimed:**  
 a. Transfer Tax Exemption, per 375.090, Section: \_\_\_\_\_  
 b. Explain reason for exemption: \_\_\_\_\_

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: \_\_\_\_\_ Capacity: Grantor  
 Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION  
(REQUIRED)**

**BUYER (GRANTEE) INFORMATION  
(REQUIRED)**

Survivors Trust of The Kuijpers  
 Family Living Trust and The  
 Decedent's Trust of the Kuijpers  
 Print Name: Family Living Trust  
 Address: PO Box 10000  
 City: Gardnerville  
 State: NV Zip: 89410

Print Name: The DeSmet Living Trust  
 Address: 10383 Los Alamitos Blvd  
 City: Los Alamitos  
 State: CA Zip: 90720

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

First American Title Insurance  
 Print Name: Company File Number: 143-2662699 et/ et  
 Address: 1663 US Highway 395, Suite 101  
 City: Minden State: NV Zip: 89423