

A.P.N.: 1220-10-401-028
File No: 143-2663452 (et)
R.P.T.T.: \$3,900.00

When Recorded Mail To: Mail Tax Statements To:
Susan Louise Meagher
132 Terrano Lane
Gardnerville, NV 89460

GRANT, BARGAIN and SALE DEED

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

Steven R. Marsh and Camille A. Smallen as Trustees The Daniel P. and Gwendolyn J. Marsh Living Trust, as their interest may appear

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

Susan Louise Meagher, an unmarried woman

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

A PARCEL OF LAND BEING A PORTION OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 12 NORTH, RANGE 20 EAST, M.D.B. & M., DOUGLAS COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

ALL OF PARCEL 3 AND THAT PORTION OF PARCEL 2, AS SET FORTH ON THE PARCEL MAP FOR RICHARD PASCALE, RECORDED NOVEMBER 3, 1977 AS DOCUMENT NO. 14675, OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 10; THENCE ALONG THE SOUTH LINE OF SAID SECTION 10 NORTH 89 DEG. 48' 00" EAST 645.54 FEET; THENCE NORTH 00 DEG. 15' 00" WEST 773.54 FEET TO THE SOUTHWEST CORNER OF THIS PARCEL AND THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 00 DEG. 15' 00" WEST 537.79 FEET; THENCE SOUTH 89 DEG. 51' 45" EAST 128.09 FEET; THENCE NORTH 41 DEG. 15' 45" WEST 172.29 FEET; THENCE NORTH 63 DEG. 18' 09" WEST 406.55 FEET; THENCE NORTH 14 DEG. 25' 16" WEST 84.63 FEET; THENCE SOUTH 60 DEG. 56' 41" EAST 443.20 FEET; THENCE SOUTH 41 DEG. 41' 29" EAST 458.12 FEET; THENCE SOUTH 57 DEG. 37' 11" EAST 31.42 FEET; THENCE SOUTH 11 DEG. 33' 51" WEST 353.88 FEET; THENCE SOUTH 89 DEG. 48' 00" WEST 273.55 FEET TO THE POINT OF BEGINNING.

NOTE : THE ABOVE METES AND BOUND DESCRIPTION APPEARED PREVIOUSLY IN

THAT CERTAIN DOCUMENT RECORDED DECEMBER 11, 2019, IN BOOK N/A, AS DOCUMENT NO. 2019-939415.

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.

DRAFT

Steven R. Marsh and Camille A. Smallen as
Trustees The Daniel P. and Gwendolyn J. Marsh
Living Trust, as their interest may appear

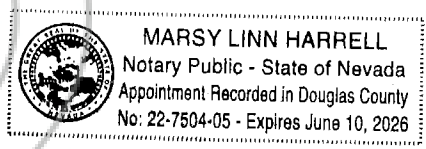
[Signature]
Steven R. Marsh, Trustee

[Signature]
Camille A. Smallen, Trustee

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

This instrument was acknowledged before me on May 2, 2023 by
Steven R. Marsh and Camille A. Smallen as Trustees.

[Signature]
Notary Public
(My commission expires: 6-10-2026)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow
No. 143-2663452.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1220-10-401-028
- 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: \$1,000,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$1,000,000.00
- d) Real Property Transfer Tax Due \$3,900.00

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: _____
- b. Explain reason for exemption: _____

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: _____
Signature: [Handwritten Signature]

Capacity: Grantor
Capacity: Grantor

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

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

The Daniel P. and Gwendolyn J.
Print Name: Marsh Living Trust | STEVEN Marsh
Address: 1404 Morlette Circle
City: Gardnerville
State: NV Zip: 89460

Print Name: Susan Louise Meagher
Address: 132 Terrano Lane
City: Gardnerville
State: NV Zip: 89460

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

First American Title Insurance
Print Name: Company File Number: 143-2663452 et/ et
Address 1663 US Highway 395, Suite 101
City: Minden State: NV Zip: 89423

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