DOUGLAS COUNTY, NV

NV 2

RPTT:\$0.00 Rec:\$40.00 \$40.00 Pgs=3 2023-996856 05/30/2023 08:43 AM

CREATIVE PLANNING LEGAL, PA

SHAWNYNE GARREN, RECORDER

E06

APN: 1220-17-501-003

When Recorded, Mail to Creative Planning Legal 5454 W 110<sup>th</sup> Street Overland Park, KS 66211

Mail tax statements to:

Barbara Fagan-Smith 1113 Centerville Lane Gardnerville, NV 89460

## GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH THAT FOR GOOD AND VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Colin Smith and Barbara Fagan-Smith, Trustees of the Smith Living Trust dated April 16, 1999, do hereby GRANT, BARGAIN, SELL AND CONVEY TO:

"Barbara Fagan-Smith, a single woman"

all of their interest in the following described real property situated in the County of Douglas, State of Nevada bounded and described as follows:

A PARCEL OF LAND BEING A PORTION OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 17, TOWNSHIP 12 NORTH, RANGE 20 EAST, M.D.B.&M., DESCRIBED AS FOLLOWS:

BEGINNING AS THE NORTHWEST CORNER OF THE NORTHWEST  $\frac{1}{4}$  OF THE NORTHEAST  $\frac{1}{4}$  OF SECTION 17, THENCE NORTH  $89^0$  32' 00" EAST 373.00 FEET; THENCE SOUTH  $0^0$  37' 30" WEST 584.00 FEET; THENCE NORTH  $89^0$  32' 00" WEST 373.83 FEET; THENCE NORTH  $0^0$  42' 20" WEST 584.00 FEET TO THE POINT OF BEGINNING.

**EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:** 

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST ¼ OF SECTION 17, TOWSHIP 12 NORTH, RANGE 20 EAST, M.D.B.&M., RUNNING EAST ALONG THE NORTH SECTION LINE A DISTANCE OF 160 FEET; THENCE SOUTH A DISTANCE OF 272 FEET; THENCE WEST A DISTANCE OF 160 FEET TO THE WEST BOUNDARY LINE OF THE NORTHEAST ¼ OF SAID SECTION 17; THENCE NORTH ALONG SAID WEST BOUNDARY LINE A DISTANCE OF 272 FEET TO THE POINT OF BEGINNING.

The legal description was included in the Grant Bargain and Sale Deed recorded by the County Recorder of Douglas County Nevada, Doc # 2021-973926 on September 13, 2021.

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

THIS GRANT BARGAIN AND SALE DEED MAY BE SIGNED IN COUNTERPARTS

IN WITNESS WHEREOF, this instrument has been executed on this  $\frac{2790}{200}$  day of  $\frac{1900}{1000}$ ,  $\frac{1900}{1000}$ 

Colin Smith and Barbara Fagan-Smith Trustees of the Smith Living Trust dated April 16, 1999

Colin Smith, Trustee

Barbara Fagan-Smith, Trustee

STATE OF <u>CALIFORNIA</u>)
) ss.
COUNTY OF <u>SANIA</u> (CL12)

On this 19th day of APN , 2023 before me the undersigned, a Notary Public in and for the said County of SAWIN CRUZ. State of CAL/FORMA, personally appeared Barbara Fagan-Smith, personally know to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument, the persons, or the entity upon behalf of which the person acted, executed the instrument.

WILLIAM J. BRED COMM. # 2307630

SANTA CRUZ COUNTY

WITNESS my hand and official seal.

NÓTARY PUBILIC

STATE OF <u>CALIFORN (#</u>) ) ss COUNTY OF <u>SHNIH</u> CR42)

On this 19th day of APNI , 2023 before me the undersigned, a Notary Public in and for the said County of SANTA CAY2 State of CALIFORNIA, personally appeared Colin Smith, personally know to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument, the persons, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

NOTARY PUBLIC

WILLIAM J. BREDL Z COMM. # 2307630 Q O SANTA CRUZ COUNTY O COMM. EXPIRES OCT. 29, 2023

## STATE OF NEVADA DECLARATION OF VALUE

1. Assessor F	Parcel Number (s)		\ \
a) 1220-17-501			\ \
b)			\ \
			\ \
d)			~ \ \ \
2. Type of Pro	perty:		FOR RECORDERS OPTIONAL USE ONLY
a) ( c) (	Vacant Land b)	Single Fam Res	. Notes:
	Vacant Land b)   Condo/Twnhse d)   Apt. Bldg. f)   Agricultural h)	2-4 Plex	
e) g)	Apt. Bldg. f) Agricultural h)	Comm'l/Ind'l Mobile Home	
ÿ/ i)	Other	Mobile Fieling	
3. Total Value/Sales Price of Property: \$0.00			
Deed in Lieu of Foreclosure Only (value of property) \$ 0.00			
Transfer Ta	x Value:	( ( ]	0.00
Real Property Transfer Tax Due: \$ 0.00			
4. If Exemption Claimed:			
a. Transfer Tax Exemption, per NRS 375.090, Section: 6			
b. Explair	n Reason for Exemption: er of title between former spouse	a la compliance u	ith a degree of diverge
	er of title between former spouse	s in compliance w	into a decree of divorce.
5. Partial Interest: Percentage being transferred:100 %			
TI 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1			
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 4	na Elalinon	~/	Capacity REORD rentative
Signature			Capacity Reprosentative
SELLER (GRANTOR) INFORMATION BUYER (GRANTEE) INFORMATION			
	QUIRED)		(REQUIRED)
Print Name:	Smith Living Trust April 16, 19	99 Print Na	ame: Barbara Fagan-Smith
Address:	99 Mill Road	Addres	s: 1113 Centerville Lane
City:	Santa Cruz	City:	Gardnerville
State:	CA <b>Zip</b> : 95060	State:	NV <b>Zip</b> : 89460
\	/ /	-	
COMPANY/PERSON REQUESTING RECORDING			
796	OT THE SELLER OR BUYER)	· . <del>_</del>	
Print Name:	Creative Planning Legal		Escrow_#
Address:	5454 W. 110th Street		
City: Overlan	d Park	State: H	(S Zip: 66211