

DOUGLAS COUNTY, NV **2023-998309**
RPTT:\$1887.60 Rec:\$40.00
\$1,927.60 Pgs=3 **07/07/2023 11:02 AM**
STEWART TITLE COMPANY - NV
SHAWNYNE GARREN, RECORDER

A.P.N. No.:	1220-16-101-011
R.P.T.T.	\$1,887.60
File No.:	2035051 MB
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
Skylr Penna-Couttenye and Maura J. Penna	
969 Casey Street	
Gardnerville, NV 89460	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Joyce A. Williams, Trustee of the Williams Living Trust dated May 16, 2011** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Skylr Penna-Couttenye and Maura J. Penna, husband and wife as joint tenants**, all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

See Exhibit "A" attached hereto and made a part hereof.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: June 14, 2023

SIGNATURES AND NOTARY ON PAGE 2
THIS GRANT BARGAIN SALE DEED MAY BE SIGNED IN COUNTERPART.

Williams Living Trust dated May 16, 2011

By: Joyce A. Williams
Joyce A. Williams, Trustee

State of Nevada)
County of Douglas) ss

This instrument was acknowledged before me on the 14 day of June, 2023
By: Joyce A. Williams

Signature: Cynthia Haggard
Notary Public

My Commission Expires: 3/12/2025

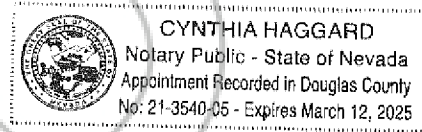


EXHIBIT "A" LEGAL DESCRIPTION

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

THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 12 NORTH, RANGE 20 EAST, M.D. B. & M., PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 16; THENCE SOUTH 00° 11' 05" WEST ALONG THE WEST RIGHT OF WAY LINE OF TILLMAN LANE (RECORDED AS SOUTH 11' 05" EAST) BEING THE NORTH-SOUTH CENTERLINE OF SECTION 16, A DISTANCE OF 663.50 FEET TO THE NORTHEAST CORNER OF THE PROPERTY CONVEYED TO DOUGLAS SORENSEN AND MILTON SORENSEN BY DEED RECORDED AUGUST 28, 1967, IN BOOK 52 OF OFFICIAL RECORDS, AT PAGE 501, DOUGLAS COUNTY, NEVADA, RECORDS; THENCE WEST ALONG THE NORTH LINE OF THE PROPERTY CONVEYED TO SAID SORENSEN'S A DISTANCE OF 930.35 FEET TO THE NORTHWEST CORNER OF THE PROPERTY CONVEYED TO ROBERT J. CASEY, ET UX, RECORDED APRIL 24, 1972, IN BOOK 99 OF OFFICIAL RECORDS AT PAGE 428, DOUGLAS COUNTY, NEVADA, RECORDS; THENCE SOUTH 00° 11' 05" WEST ALONG THE WEST LINE OF SAID CASEY PROPERTY A DISTANCE OF 157.66 FEET TO THE SOUTHWEST CORNER THEREOF, THE TRUE POINT OF BEGINNING; THENCE FROM THE TRUE POINT OF BEGINNING SOUTH 00° 11' 05" WEST A DISTANCE OF 157.66 FEET; THENCE EAST A DISTANCE OF 276.28 FEET TO A POINT IN THE WEST LINE OF THE PROPERTY CONVEYED TO STEPHEN J. LUCHETTI, ET AL, RECORDED SEPTEMBER 13, 1960, IN BOOK 70 OF OFFICIAL RECORDS AT PAGE 7, DOUGLAS COUNTY, NEVADA, RECORDS; THENCE NORTH 00° 11' 05" EAST ALONG THE WEST LINE OF SAID LUCHETTI PROPERTY A DISTANCE OF 157.66 FEET TO A POINT AT THE SOUTHEAST CORNER OF THE CASEY PROPERTY HIEREINBEFORE REFERRED TO; THENCE WEST ALONG THE SOUTH LINE OF SAID CASEY PROPERTY A DISTANCE OF 276.28 FEET TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT, FOR A PUBLIC ROAD AND UTILITIES, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE ABOVE-DESCRIBED PARCEL, PROCEED WEST, 25.00 FEET TO THE TRUE POINT OF BEGINNING, THENCE SOUTH 0° 11' 05" WEST, 340.32 FEET, AND EAST 955.35 FEET, TO THE POINT OF TERMINATION WHICH LIES ON THE WESTERLY RIGHT OF WAY LINE OF TILLMAN LANE AND BEARS SOUTH 0° 11' 05" WEST 1161.49 FEET, FROM THE NORTH QUARTER CORNER OF SECTION 16, TOWNSHIP 12 NORTH, RANGE 20 EAST, M. D, B. & M.

NOTE: The above metes and bounds description appeared previously in that certain Deed recorded in the office of the County Recorder of Douglas County, Nevada on March 28, 2013 as Document No. 820780 of Official Records.

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

- 1. Assessor Parcel Number(s)
 - a) 1220-16-101-011
 - 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: _____
Notes: _____

- 3. a. Total Value/Sales Price of Property \$ 484,000.00
- b. Deed in Lieu of Foreclosure Only (value of property) ()
- c. Transfer Tax Value: \$ 484,000.00
- d. Real Property Transfer Tax Due \$ 1,887.60

- 4. **If Exemption Claimed:**
 - a. Transfer Tax Exemption per NRS 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 *M Bowen* Capacity Escrow Officer
Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)
Print Name: Joyce A. Williams, Trustee of the Williams Living Trust dated May 16, 2011
Address: 572 Vaquero Court
City: Reno
State: NV Zip: 89506

BUYER (GRANTEE) INFORMATION (REQUIRED)
Print Name: Skylr Penna-Couttenye and Maura J. Penna
Address: 969 Casey Street
City: Gardnerville
State: NV Zip: 89460

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
Print Name: Stewart Title Company Escrow # 2035051 MB
Address: 1362 Hwy 395, Suite 109
City: Gardnerville State: NV Zip: 89410