

DOUGLAS COUNTY, NV
RPTT:\$2125.50 Rec:\$40.00
\$2,165.50 Pgs=3 2023-998639
07/17/2023 03:34 PM
FIRST AMERICAN TITLE MINDEN
SHAWNYNE GARREN, RECORDER

A.P.N.: 1320-32-501-015
File No: 143-2665758 (et)
R.P.T.T.: \$2,125.50

When Recorded Mail To: Mail Tax Statements To:
The Hanson Family Trust
1213 Lasso Lane
Gardnerville, NV 89410

GRANT, BARGAIN and SALE DEED

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

Susan Mary Walton as Successor Trustee of The Harley Ray Seeman and Barbara Jean Seeman Family Trust Dated December 9, 1991

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

Merrill Andrew Hanson and Amanda Rose Hanson, and successors in trust, as Trustees of The Hanson Family Trust dated October 25, 2016

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

A PARCEL OF LAND, LOCATED IN THE NE 1/4 OF SECTION 32, TOWNSHIP 13 NORTH, RANGE 20 EAST, M.D.B. & M., DOUGLAS COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 32, PROCEED NORTH 29° 46' WEST, 2040 FEET, TO THE TRUE POINT OF BEGINNING, WHICH IS THE NORTHEAST CORNER OF THE PARCEL AND LIES ON THE SOUTHERLY BOUNDARY OF A FIFTY FOOT WIDE ROAD EASEMENT; PROCEED THENCE SOUTH 0°24' EAST, 252.16 FEET, TO THE SOUTHEASTERN CORNER OF THE PARCEL; THENCE SOUTH 89°36' WEST, 187 FEET, TO THE SOUTHWESTERN CORNER OF THE PARCEL; THENCE NORTH 0°24' WEST, 252.16 FEET, TO THE NORTHWEST CORNER OF THE PARCEL, WHICH LIES ON THE SOUTHERLY BOUNDARY OF SAID FIFTY FOOT WIDE ROAD EASEMENT; THENCE NORTH 89°36' EAST, 187 FEET, ALONG THE SOUTHERLY BOUNDARY OF SAID FIFTY FOOT WIDE ROAD EASEMENT TO THE TRUE POINT OF BEGINNING, CONTAINING 1.12 ACRES, MORE OR LESS.

NOTE: THE ABOVE METES AND BOUND DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED JANUARY 27, 1992, IN BOOK 192, PAGE 3387, AS INSTRUMENT NO. 269690.

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.

COOPER

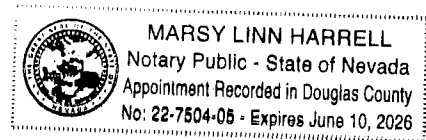
Susan Mary Walton as Successor Trustee of The
Harley Ray Seeman and Barbara Jean Seeman
Family Trust Dated December 9, 1991

Susan Mary Walton, Successor Trustee
Susan Mary Walton, Successor Trustee

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

This instrument was acknowledged before me on July 17, 2023 by
Susan Mary Walton as Successor Trustee .

Marsy Linn Harrell
Notary Public
(My commission expires: 10-10-2026)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow
No. 143-2665758.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 1320-32-501-015
 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: \$545,000.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$545,000.00
 d) Real Property Transfer Tax Due \$2,125.50

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: Suzie May Walt
 Signature: _____

Capacity: Grantor
 Capacity: _____

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

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

The Harley Ray Seeman and
 Barbara Jean Seeman Family
 Print Name: Trust
 Address: 18096 Hummingbird Drive
 City: Penn Valley,
 State: CA Zip: 95946

The Hanson Family Trust
 Print Name: The Hanson Family Trust
 Address: 1213 Lasso Lane
 City: Gardnerville
 State: NV Zip: 89410

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

First American Title Insurance
 Print Name: Company
 Address: 1663 US Highway 395, Suite 101
 City: Minden

File Number: 143-2665758 et/ et
 State: NV Zip: 89423

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