

APN: 1320-27-001-031



SHAWNYNE GARREN, RECORDER E07

When recorded mail to/Mail tax billings to:  
Dee Ann Harn and Michael P. Harn, Trustees  
3408 Royal Meadow Lane  
San Jose, CA 95135

**GRANT BARGAIN AND SALE DEED  
SUBJECT TO LIFE ESTATE**

FOR NO CONSIDERATION the receipt and sufficiency of which is hereby acknowledged, DEE ANN HARN AND MICHAEL P. HARN, wife and husband as community property (hereinafter referred to as "Grantor"), does hereby grant, bargain, sell and convey to DEE ANN HARN AND MICHAEL P. HARN, TRUSTEES, OR THEIR SUCCESSOR TRUSTEES OF THE HARN REVOCABLE LIVING TRUST dated December 11, 1997, as amended (hereinafter referred to as "Grantee"), the following lands, and all structures and improvements located thereon, lying in the County of Douglas, Town of Minden, State of Nevada, more particularly described as follows:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

SUBJECT to the possession and use of Life Estate Tenant, Lawrence L. Reece with rights of possession, use, and control the property, as well as rights to all rents, revenues, and profits generated by the property during the term of Life Estate Tenant's natural life and any remainder and reversionary interest of Grantor vesting in Grantee at Life Estate Tenant's death,

SUBJECT to all restrictions, reservations, right of way, easements and covenants of record, reference hereto will not serve to impose the same,

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereunto belonging or appertaining, and any reversions, remainders, rents, issues, and profits thereof.

Date 11-3-2023

Dee Ann Harn  
Dee Ann Harn

Date 11/3/2023

Michael P. Harn  
Michael P. Harn

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

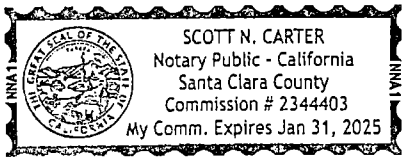
STATE OF CALIFORNIA )  
 ) ss.  
COUNTY OF SANTA CLARA )

On NOV. 3, 2023, before me, SCOTT N. CARTER, Notary Public, personally appeared DEE ANN HARN and MICHAEL P. HARN, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature *Scott N. Carter* (SEAL)



# EXHIBIT

A

All that certain real property located within a portion of the South 1/2 of the Northeast 1/4 of Section 27, Township 13 North, Range 20 East, M.D.M., further described as Adjusted lot 8, as shown on that certain Record of Survey to Support a Boundary Line Adjustment Map for Lawrence L. Reece, Craig Brown & Sharen Ryan, Filed for Record on May 28, 2009, in Book 0509, at page 6740, as document #743926, and a portion of Lot 6, as shown on that certain Final Subdivision Map PD#01-018 for GMG Development L.L.C., Filed for Record on January 30, 2002, in Book

102, at Page 8899, as document #533512, Official Records of Douglas County, Nevada, being more particularly described as follows:

BEGINNING at the northwest corner of Adjusted Lot 8 as shown on that certain Record of Survey to Support a Boundary Line Adjustment, document #743926;

THENCE S.85°20'58" E., 386.30 feet;

THENCE S.75°31'12" E., 251.22 feet;

THENCE along the westerly R.O.W. line of Buckthorn Court, S.00°58'48" W., 40.00 feet to the beginning of a tangent curve concave to the northwest;

THENCE 37.82 feet along the arc of said curve, having a radius of 50.00 feet, through a central angle of 43°20'30" to a point of reverse curvature;

THENCE 90.77 feet along the arc of said curve, having a radius of 60.00 feet, through a central angle of 86°41'01" to a point of reverse curvature;

THENCE 37.82 feet along the arc of said curve, having a radius of 50.00 feet, through a central angle of 43°20'30" to a point of tangency;

THENCE S.00°50'48" W., 39.90 feet;

THENCE leaving the westerly R.O.W. line of Buckthorn Court, N.89°00'04" W., 608.92 feet;

THENCE S.02°55'10" E., 292.35 feet;

THENCE N.89°09'12" W., 166.11 feet;

THENCE N.20°35'58" W., 302.91 feet;

THENCE N.14°15'11" W., 54.55 feet;

THENCE N.28°49'33" W., 65.28 feet;

THENCE N.19°15'50" W., 163.24 feet;

THENCE N.15°18'00" W., 69.74 feet;

THENCE N.32°36'22" W., 52.24 feet;

THENCE N.16°29'24" W., 161.42 feet;

THENCE N.19°55'19" W. 79.64 feet;  
THENCE N.10°02'10" W., 126.84 feet;  
THENCE N.11°58'10" W., 150.63 feet;  
THENCE N.00°06'29" W., 132.83 feet;  
THENCE S.89°09'49" E., 607.64 feet;  
THENCE S.25°33'58" W., 139.84 feet;  
THENCE S.89°51'34" W., 109.25 feet;  
THENCE S.00°39'10" W., 254.29 feet;  
THENCE S.89°20'50" E., 63.26 feet;  
THENCE S.02°55'10" E., 299.93 feet to the POINT OF  
BEGINNING.

CONTAINING 14.59 ac., more or less.

The basis of bearings for this legal description is N.00°50'48"E., being the centerline of Buckthorn Court as shown on that certain Final Subdivision Map PD#01-018 for GMG Development L.L.C., Filed for Record on January 30, 2002, in Book 102, at Page 8899, as document #533512, Official Records of Douglas County, Nevada.

(Pursuant to NRS 111.312, the above legal description previously appeared in Boundary Line Adjustment Deed recorded on 7/13/2018, as Document Number 916689

# STATE OF NEVADA DECLARATION OF VALUE

## 1. Assessor Parcel Number (s)

- a) 1320-27-001-031  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

## 2. Type of Property:

- |                             |                               |  |                 |
|-----------------------------|-------------------------------|--|-----------------|
| a) <input type="checkbox"/> | Vacant Land                   | b) <input checked="" type="checkbox"/> | Single Fam Res. |
| c) <input type="checkbox"/> | Condo/Twnhse                  | d) <input type="checkbox"/>            | 2-4 Plex        |
| e) <input type="checkbox"/> | Apt. Bldg.                    | f) <input type="checkbox"/>            | Comm'/Ind'l     |
| g) <input type="checkbox"/> | Agricultural                  | h) <input type="checkbox"/>            | Mobile Home     |
| i) <input type="checkbox"/> | Other: _____ (please specify) |  |                 |

FOR RECORDERS OPTIONAL USE ONLY Notes: <u>1/2/24 J. Harn</u>
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## 3. Total Value/Sales Price of Property:

	<u>\$0.00</u>
Deed in Lieu of Foreclosure Only (value of property)	<u>\$0.00</u>
Transfer Tax Value:	<u>\$0.00</u>
Real Property Transfer Tax Due:	<u>\$0.00</u>

## 4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section: 7  
 b. Explain Reason for Exemption: TRANSFER FOR NO CONSIDERATION TO A TRUST

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 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] Capacity TRUSTEE  
 Signature [Signature] Capacity TRUSTEE

## SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: DEE ANN HARN & MICHAEL P. HARN  
 Address: 3408 ROYAL MEADOW LANE  
 City: SAN JOSE  
 State: CA Zip: 95135

## BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: HARN REVOCABLE LIVING TRUST  
 Address: 3408 ROYAL MEADOW LANE  
 City: SAN JOSE  
 State: CA Zip: 95135

## COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: CARTER & MCGUIRE LAW OFFICES Escrow # N/A  
 Address: 2397 FOREST AVENUE  
 City: SAN JOSE State: CA Zip: 95128

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)