

DOUGLAS COUNTY, NV

2024-1004119

RPTT:\$0.00 Rec:\$40.00

01/23/2024 01:42 PM

\$40.00 Pgs=4

TICOR TITLE - GARDNERVILLE

SHAWNYNE GARREN, RECORDER

E03

APN # 1219-25-002-008

Escrow # 01705394-RLT

The undersigned hereby affirms that this document submitted for recording does not contain the social security number of any person or persons.
(Pursuant to NRS 239b.030)

Recording Requested by and Return to:

TICORTITLE OF NEVADA, INC.
1483 US Highway 395 N, Suite B

Gardnerville, NV 89410

GRANT, BARGAIN, SALE DEED
(Title on Document)

Document No. 2017-907380 is being re-recorded to correct the legal description.

This page added to provide additional information required by NRS 111.312 Sections 1-2 (Additional recording fee applies).

This cover page must be typed or printed clearly in black ink only.

DOUGLAS COUNTY, NV 2017-907380
RPTT:\$4348.50 Rec:\$35.00
\$4,383.50 Pgs=2 11/28/2017 03:03 PM
TICOR TITLE - GARDNERVILLE
KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO:
Kenneth C. Struven
Jerilyn L. Struven
2 Forest Lane

San Carlos, CA 94070

MAIL TAX STATEMENTS TO:
Kenneth C. Struven
2 Forest Lane

San Carlos, CA 94070

Escrow No. 1705394-RLT

The undersigned hereby affirms that this document
submitted for recording does not contain the social
security number of any person or persons.
(Pursuant to NRS 239b.030)

APN No.: 1219-25-002-008
R.P.T.T. \$4,348.50

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

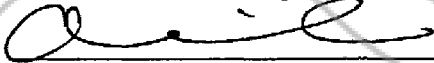
THIS INDENTURE WITNESSETH: That Ann M. Minahan, Trustee of the Ann M. Minahan Trust dated April 4, 2012

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Kenneth C. Struven and Jerilyn L. Struven, Husband and Wife, as Joint Tenants with Right of Survivorship

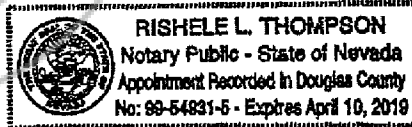
all that real property situated in the County of Douglas, State of Nevada, described as follows:
SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Ann M. Minahan, Trustee of the Ann M.
Minahan Trust dated April 4, 2012



Ann M. Minahan, Trustee



STATE OF NEVADA
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on, 11/27/17
by Ann M. Minahan, Trustee of the Ann M. Minahan Trust dated April 4, 2012


NOTARY PUBLIC

WHEN RECORDED MAIL TO:
Kenneth C. Struven
Jerilyn L. Struven
2 Forest Lane

San Carlos, CA 94070

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APN No.: 1219-25-002-008
R.P.T.T. \$4,348.50

E-RECORDED simplifile®

ID: 2017-907380
County: Douglas
Date: 11/28/17 Time: 3:03 PM

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Ann M. Minahan, Trustee of the Ann M. Minahan Trust dated April 4, 2012

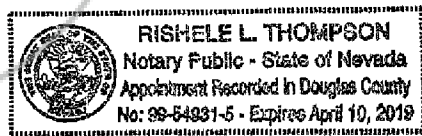
FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Kenneth C. Struven and Jerilyn L. Struven, Husband and Wife, as Joint Tenants with Right of Survivorship

all that real property situated in the County of Douglas, State of Nevada, described as follows:
SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Ann M. Minahan, Trustee of the Ann M. Minahan Trust dated April 4, 2012


Ann M. Minahan, Trustee



STATE OF NEVADA
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on, 11/27/17
by Ann M. Minahan, Trustee of the Ann M. Minahan Trust dated April 4, 2012


NOTARY PUBLIC

Escrow No. 1705394-RLT

**EXHIBIT A
LEGAL DESCRIPTION**

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

A parcel of land located within a portion of Section 25, Township 12 North, Range 19 East, Mount Diablo Meridian, Douglas County, Nevada, described as follows:

Parcel Adjusted Lot 5 as shown on the Record of Survey in Support of a Boundary Line Adjustment for Wild Goose Limited Partnership, Record of Survey Map No. 411953, according to the map thereof, filed in the office of the County Recorder of ~~Washoe~~ County, State of Nevada, on May 6, 1997, File No. 411953, Official Records, being more particularly described as follows:

***DOUGLAS**

Parcel Commencing at the Southwest corner of Section 30, said point monumented with a stamped 3" aluminum cap – PLS 3090; thence North $00^{\circ}07'59''$ East, 29.40 feet along the West line of Section 30 to a point on the Northerly right-of-way line of Fairview Lane; thence South $89^{\circ}49'50''$ West, 1451.57 feet along said right-of-way; thence along the arc of a curve to the left having a delta angle of $13^{\circ}05'49''$, radius of 2040.00 feet, and an arc length of 466.31 feet; thence South $76^{\circ}43'32''$ West, 581.92 feet; thence along the arc of a curve to the right having a delta angle of $27^{\circ}54'17''$, a radius of 1960.00 feet; and an arc length of 954.58 feet to the Easterly line of Aspen Creek Estates per the Final Map, Document No. 323383; thence along said line North $00^{\circ}17'14''$ West, 1182.39 feet; thence South $89^{\circ}42'46''$ West, 278.96 feet to the POINT OF BEGINNING; thence South $00^{\circ}17'14''$ East, 500.66 feet; thence along the arc of a curve to the left, non-tangent to the preceding course having a delta angle of $35^{\circ}50'12''$, radius of 45.00 feet and a chord bearing of South $71^{\circ}47'40''$ West for a distance of 27.69 feet; thence North $36^{\circ}07'26''$ West, 417.93 feet; thence North $00^{\circ}17'14''$ West, 170.37 feet; thence North $89^{\circ}42'46''$ East, 271.04 feet to the POINT OF BEGINNING.

APN: 1219-25-002-008

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a. 1219-25-002-008
 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 ONLY	
Book _____	Page _____
Date of Recording: _____	
Notes: _____	

3. a. Total Value/Sales Price of Property: \$ 0.0
 b. Deed in Lieu of Foreclosure Only (value of property) \$ 0.0
 c. Transfer Tax Value \$ 0.0
 d. Real Property Transfer Tax Due: \$ 0.0

4. **If Exemption Claimed**
 a. Transfer Tax Exemption, per NRS 375.090, Section # 3 _____
 b. Explain Reason for Exemption: Document No.2017-907380 is being re-recorded to correct the legal description

5. Partial Interest: Percentage being transferred: _____ %

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] Capacity Agent
 Signature _____ Capacity _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**
 Print Name: Ann M. Minahan, Trustee of the Ann M. Minahan Trust dated April 4, 2012
 Address: P.O BOX 1136
 City: Genoa
 State: NV Zip: 89411

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**
 Print Name: Kenneth C. Struven and Jerilyn L. Struven
 Address: 2 Forest Lane
 City: San Carlos
 State: CA Zip: 94070

COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)
 Print Name: Ticor Title of Nevada, Inc. Escrow No.: 01705394-020-RLT
 Address: 1483 US Highway 395 N, Suite B
 City, State, Zip: Gardnerville, NV 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED