

DOUGLAS COUNTY, NV

2024-1006636

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=5

04/12/2024 01:48 PM

FIRST AMERICAN TITLE IV

SHAWNYNE GARREN, RECORDER

E07

A.P.N.: 1418-03-401-017  
File No: 123-2669795 (VD)  
R.P.T.T.: \$ 0.00

When Recorded Mail To: Mail Tax Statements To:  
Richard Grayson Ray, Jr. Separate Property Living Trust  
516 Mint Lane  
Ventura CA 93001

### ***GRANT, BARGAIN and SALE DEED***

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

Richard Grayson Ray, Jr. as Trustee of the Richard Grayson Ray, Jr. Separate Property Living Trust as the separate property of Richard Grayson Ray, Jr., as to an undivided 22.368734% interest and Sharon Elizabeth Ray, his wife

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

Richard Grayson Ray, Jr. and Sharon Elizabeth Ray, Co-Trustees of the Richard and Sharon Ray Living Trust, dated March 7, 2016

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

#### **PARCEL 1:**

**ALL OF THAT CERTAIN PARCEL OF LAND DEPICTED ON A RECORD OF SURVEY FILED ON OCTOBER 11, 2013, AS DOCUMENT 832013 IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER, LYING ENTIRELY WITHIN THE SOUTHWEST ONE-QUARTER OF SECTION 3, TOWNSHIP 14 NORTH, RANGE 18 EAST OF THE MOUNT DIABLO MERIDIAN, DOUGLAS COUNTY, NEVADA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 3, BEING A TWO-INCH PIPE SET IN A MOUND OF STONE;  
THENCE SOUTH 89°21' EAST ALONG THE EAST-WEST CENTERLINE OF SAID SECTION 3 A DISTANCE OF 1,312.03 FEET TO THE NORTHEAST CORNER OF THE PARCEL OF LAND DESCRIBED IN THE DEED TO W.J. HARRIS RECORDED IN BOOK U, AT PAGE 89, IN SAID DOUGLAS COUNTY RECORDS;  
THENCE SOUTH 00°39' EAST ALONG THE EASTERLY LINE OF SAID HARRIS PARCEL A DISTANCE OF 1,109.03 FEET;  
THENCE SOUTH 75°08'50" WEST A DISTANCE OF 132.98 FEET;  
THENCE SOUTH A DISTANCE OF 382.23 FEET TO THE POINT OF BEGINNING, BEING A POINT ON THE SOUTHERLY LINE OF LAND'S END ROAD AS DESCRIBED AS DOCUMENT 823274 IN SAID DOUGLAS COUNTY RECORDS AS AN EXCEPTION FOR**

ROAD EASEMENT PURPOSES, SAID POINT BEING MARKED BY A 5/8-INCH REBAR WITH PLASTIC CAP BEARING THE PLS NO. 6497;  
THENCE SOUTH A DISTANCE OF 244.21 FEET TO THE MEANDER LINE FOR LAKE TAHOE;  
THENCE CONTINUING SOUTH A DISTANCE OF 41.70, MORE OR LESS, TO THE LOW WATER LINE OF LAKE TAHOE AT ELEVATION 6223 FEET ABOVE SEA LEVEL, BEING THE SHOREWARD BOUNDARY OF LANDS OWNED BY THE STATE OF NEVADA WITHIN THE BED OF LAKE TAHOE;  
THENCE ALONG SAID LOW WATER LINE OF LAKE TAHOE AS APPROXIMATED BY THE FOLLOWING FOUR COURSES:  
1) SOUTH 68°29'38" WEST A DISTANCE OF 52.68 FEET;  
2) SOUTH 54°54'22" WEST A DISTANCE OF 31.69 FEET;  
3) SOUTH 74°09'42" WEST A DISTANCE OF 25.79 FEET;  
4) NORTH 78°25'42" WEST A DISTANCE OF 36.32 FEET;  
THENCE NORTH A DISTANCE OF 23.84 FEET TO SAID MEANDER LINE FOR LAKE TAHOE;  
THENCE CONTINUING NORTH A DISTANCE OF 270.18 FEET TO A POINT ON SAID SOUTHERLY LINE OF LAND'S END ROAD, BEING MARKED WITH A 3/4-INCH IRON PIPE WITH PLASTIC CAP BEARING THE PLS NO. 3519;  
THENCE ALONG SAID SOUTHERLY LINE OF LAND'S END ROAD FOR THE FOLLOWING TWO COURSES;  
1) NORTH 79°10'30" EAST A DISTANCE OF 107.89 FEET;  
2) NORTH 73°07'00" EAST A DISTANCE OF 30.68 FEET TO THE POINT OF BEGINNINGS;

NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED JUNE 13, 2019 AS INSTRUMENT NO. 2019-930354, OF OFFICIAL RECORDS DOUGLAS COUNTY, NEVADA.

**PARCEL 2:**

A NON-EXCLUSIVE EASEMENT AND RIGHT OF WAY, 50 FEET WIDE, FOR ROADWAY PURPOSES,  
APPURTENANT TO PARCEL 1 HEREIN ABOVE DESCRIBED, SAID EASEMENT AND RIGHT OF WAY  
DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SECTION 3, TOWNSHIP 14 NORTH, RANGE 18 EAST, M.D.B.&M., MARKED ON THE GROUND BY A 2 INCH PIPE IN A MOUND OF STONE;  
THENCE SOUTH 89°21' EAST ALONG THE EAST-WEST CENTER LINE OF SAID SECTION 3, A DISTANCE OF 1312.03 FEET TO A 2 INCH PIPE AT THE NORTH-EAST CORNER OF THE PARCEL OF LAND DESCRIBED IN DEED TO W.J. HARRIS, RECORDED IN BOOKK U, PAGE 89, DEED RECORDS;  
THENCE SOUTH 0°39' EAST ALONG THE EASTERN LINE OF HARRIS PARCEL 1432.99 FEET TO THE TRUE POINT OF BEGINNING;  
THENCE SOUTH 73°07' WEST 180.83 FEET;  
THENCE SOUTH 79°10'30" WEST 298.21 FEET;  
THENCE SOUTH 71°47'50" WEST 74.30 FEET;  
THENCE SOUTH 65°54'30" EAST 70.68 FEET;  
THENCE NORTH 79°10'30" EAST 316.59 FEET;  
THENCE NORTH 73°07' EAST 168.91 FEET TO THE EASTERN LINE OF SAID HARRIS PARCEL;

**THENCE NORTH 0°39' WEST ALONG THE LAST MENTIONED LINE, 52.08 FEET TO THE TRUE POINT OF BEGINNING.**

**PARCEL 3:**

**A NON-EXCLUSIVE RIGHT TO USE THE EASEMENTS AND RIGHTS OF WAY FOR ROADWAY PURPOSES CONVEYED TO W.J. HARRIS, IN DEED RECORDED AUGUST 5, 1935 IN BOOK U, PAGE 67, DEED RECORDS, DOUGLAS COUNTY, NEVADA.**

*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.

*Richard Grayson Ray, Jr.*  
Richard Grayson Ray, Jr.  
*Sharon Elizabeth Ray*  
Sharon Elizabeth Ray

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

This instrument was acknowledged before me on this:  
\_\_\_\_\_ day of \_\_\_\_\_,

By: **Richard Grayson Ray, Jr. and Sharon Elizabeth Ray**  
By: \_\_\_\_\_ / Its: \_\_\_\_\_

Notary Public  
(My commission expires: \_\_\_\_\_ )

# CALIFORNIA ALL PURPOSE ACKNOWLEDGMENT

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 }

COUNTY OF Ventura }

On 4-10-2024 before me, Melissa Snodgrass, Notary Public  
Date (here insert name and title of the officer)

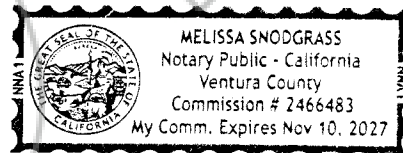
personally appeared Richard Grayson Ray, Jr.  
and Sharon Elizabeth Ray

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: M. Snodgrass (Seal)



OPTIONAL

Description of Attached Document

Title or Type of Document: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

Document Date: \_\_\_\_\_ Other: \_\_\_\_\_

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a) 1418-03-401-017  
 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 \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE</b>	
Book _____	Page: _____
Date of Recording: _____	
Notes: <u>Verified Trust - js</u>	

3. a) Total Value/Sales Price of Property: \$0.00  
 b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )  
 c) Transfer Tax Value: \$0.00  
 d) Real Property Transfer Tax Due \$ \_\_\_\_\_

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: 7  
 b. Explain reason for exemption:  
From one trust to another as a matter of clearing affairs with no consideration

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: Settlement  
 Capacity: \_\_\_\_\_

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

Richard Grayson Ray, Jr. as  
 Trustee of the Richard Grayson  
 Ray, Jr. Separate Property Living  
 Trust as the separate property of  
 Richard Grayson Ray, Jr., as to an  
 undivided 22.368734% interest  
 and Sharon Elizabeth Ray, his

Print Name: wife  
 Address: 516 Mint Ln  
 City: Ventura  
 State: CA Zip: 93001

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

Richard Grayson Ray, Jr.  
 and Sharon Elizabeth Ray,  
 Co-Trustees of the Richard  
 and Sharon Ray Living  
 Trust, dated March 7,

Print Name: 2016  
 Address: 516 Mint Ln.  
 City: Ventura  
 State: CA Zip: 93001

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

First American Title Insurance  
 Print Name: Company File Number: 123-2669795 VD/ VD  
 Address 940 Southwood Blvd, Suite 203  
 City: Incline Village State: NV Zip: 89451

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