

APN# 1022-07-002-015

Recording Requested by/Mail to:

Name: Toiyabe Title

Address: 1625 NV-88, Ste 407

City/State/Zip: Minden, NV 89423

Mail Tax Statements to:

Name: Karen Louise Turner and Jeffrey Dean Turner

Address: 1386 US Hwy 395 S

City/State/Zip: Gardnerville, NV 89410

Re-Recording Document No. 2024-1008443

Title of Document (required)

Please complete the Affirmation Statement below:

The undersigned hereby affirms that the document submitted for recording DOES contain personal information as required by law: (check applicable)

- Affidavit of Death** – NRS 440.380 (1)(A) & NRS 40.525 (5)
- Military Discharge** – NRS 419.020 (2)
- Other NRS** _____ (state specific law)

-OR-

I the undersigned hereby affirm the attached document, including any exhibits, hereby submitted for recording does NOT contain the personal information of any person(s). (Per NRS 239B.030)

MBowlen

Signature

Miranda Bowlen, Escrow Officer

Printed Name

This document is being (re-)recorded to correct document # 2024-1008443, and is correcting the legal description

DOUGLAS COUNTY, NV

2024-1008443

RPTT:\$136.50 Rec:\$40.00

\$176.50 Pgs=3

08/23/2024 10:35 AM

TOIYABE TITLE

SHAWNYNE GARREN, RECORDER

APN: 1022-07-002-015

RPTT: 136.50

Escrow No.: TTL-24-5532

When recorded return to:

Karen Louise Turner and Jeffrey Dean Turner

1386 US Hwy 395 South

Gardnerville, NV 89410

Mail Tax Statement to:

Grantee same as above

Grant, Bargain and Sale Deed

THIS INDENTURE WITNESSETH: That **Mark Hussman, a single man**

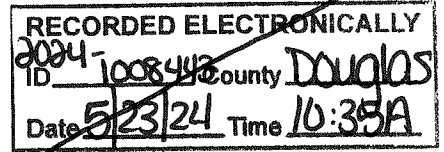
For valuable consideration, the receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to **Karen Louise Turner, a widow and Jeffrey Dean Turner, a single man as joint tenants with right of survivorship**

All that real property situated in the City of Gardnerville, County of Douglas, State of Nevada 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

Signature continues on Page 2.



APN: 1022-07-002-015

RPTT: 136.50

Escrow No.: TTL-24-5532

When recorded return to:

Karen Louise Turner and Jeffrey Dean Turner

1386 US Hwy 395 South

Gardnerville, NV 89410

Mail Tax Statement to:

Grantee same as above

Grant, Bargain and Sale Deed

THIS INDENTURE WITNESSETH: That ***Mark Hussman, a single man***

For valuable consideration, the receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to ***Karen Louise Turner, a widow and Jeffrey Dean Turner, a single man as joint tenants with right of survivorship***

All that real property situated in the City of Gardnerville, County of Douglas, State of Nevada 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

Signature continues on Page 2.

Grant, Bargain, Sale Deed cont'd.
Escrow No. TTL-24-5532
Page Two

Witness my hand(s) this 21st day of May 2024.

Mark Hussman
Mark Hussman

STATE OF NEVADA
COUNTY OF DOUGLAS

This instrument was acknowledged before me on this 21st day of May, 2024, by Mark Hussman.

M. Bowlen
NOTARY PUBLIC


 M. BOWLEN
Notary Public - State of Nevada
Appointment Recorded in Douglas County
No: 20-5990-05 - Expires November 13, 2024

Exhibit "A"

All that certain lot, piece or parcel of land situate, lying and being in the SW 1/4 SE 1/4 Section 7, T. 10 N., R. 22 E., M.D.B. & M., in Douglas County, Nevada and being the southern portion of that certain parcel of land described in the deed dated March 5, 1965, and recorded in Book 32, Page 28, Filing No. 28398, Official Records of Douglas County, said southern portion more particularly described as follows, to-wit:

BEGINNING at the south quarter section corner of Section 7, T. 10 N., R. 22 E., M.D.B. & M., thence north along the quarter section line a distance of 106 feet to a point;

Thence N. 61°03'30" E., a distance of 217.3 feet, more or less, to an intersection with the south-western right of way line for Nevada State Highway Routes 3 & 19 (U.S. 395);

Thence S. 28°56'30" E., along said right of way line a distance of 241.49 feet to an intersection with the southern boundary of said section 7;

Thence West along said southern boundary a distance of 307 feet, more or less, to the point of beginning

Per NRS 111.312 this legal description was previously recorded August 23, 2022, as Document No. 550347, of Official Records.

EXHIBIT A

PARCEL 1:

All that certain lot, piece or parcel of land situate, lying and being in the SW 1/4 SE 1/4 Section 7, T. 10 N., R. 22 E., M.D.B. & M., in Douglas County, Nevada and being the southern portion of that certain parcel of land described in the deed dated March 5, 1965, and recorded in Book 32, Page 28, Filing No. 28398, Official Records of Douglas County, said southern portion more particularly described as follows, to-wit:

BEGINNING at the south quarter section corner of Section 7, T. 10 N., R. 22 E., M.D.B. & M., thence north along the quarter section line a distance of 106 feet to a point;

Thence N. 61°03'30" E., a distance of 217.3 feet, more or less, to an intersection with the south-western right of way line for Nevada State Highway Routes 3 & 19 (U.S. 395);

Thence S. 28°56'30" E., along said right of way line a distance of 241.49 feet to an intersection with the southern boundary of said section 7;

Thence West along said southern boundary a distance of 307 feet, more or less, to the point of beginning

Per NRS 111.312 this legal description was previously recorded August 23, 2022, as Document No. 550347, of Official Records.

PARCEL 2:

EXCEPTING THEREFROM and described as being a piece or parcel of land of varying width over and across a portion of the SW-1/4 of the SE-1/4 of Section 7, T. 10N., R. 22E., M.D.B. & M; more particularly described by metes and bounds as follows, to wit:

BEGINNING at Highway Engineer's Station "E" 191.59. 42 P.O. T. Which point of beginning bears West a distance of 2, 218. 69 feet from the southeast corner of said Section 7; thence West a

distance of 114.27 feet to a point on the westerly right of way line of State Route 3 and 19; thence N. 26° 56' 30" W. along said westerly right of way line a distance of 634. 49 feet to a point on the north

and south quarter section line of said Section 7; thence North along said quarter section line a distance of 236. 16 feet to a point; thence from a tangent which bears S. 35° 06 53" E. curving to the left

With a radius of 20, 075. 00 feet, through an angle of 1° 37° 51", an arc distance of 686. 19 feet 0 a point on the easterly right of way line of State Route 3 and 19; thence S. 26° 56' 30° E. along said

easterly right of way line a distance of 268. 95 feet to a point on the south line of said Section 7; thence West along said south line of Section 7 a distance of 114.27 feet to the point of beginning.

Said parcel contains an area of 3. 14 acres, more or less

APN: 1022-07-002-015

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1022-07-002-015
 b) _____
 c) _____
 d) _____

2. Type of Property:
 a) Vacant Land b) Sgl. Fam. Residence
 c) Condo/twnhse d) 2-4 Plex
 e) Apt. Bldg. f) Comm'l/Ind'l
 g) Agricultural h) Mobile Home
 Other: _____

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument No.:	_____
Book _____	Page _____
Date of Recording:	_____
Notes:	_____

3. a. Total Value/Sale 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: \$0.00

4. **IF EXEMPTION CLAIMED:**
 a. Transfer Tax Exemption, per NRS 375.090, Section: 3
 b. Explain Reason for Exemption: Re-recording document # 2024-1008443 to correct the legal description

5. Partial Interest: Percentage Being Transferred: 100.00%

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 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: *M. Bowler* Capacity: Escrow Officer
 Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: <u>Mark Hussman</u>	Print Name: <u>Karen Louise Turner and Jeffrey Dean Turner</u>
Address: <u>1208 Gilman Avenue</u>	Address: <u>1386 U.S. Highway 395 South</u>
City: <u>Gardnerville</u>	City: <u>Gardnerville</u>
State: <u>NV</u> Zip: <u>89410</u>	State: <u>NV</u> Zip: <u>89410</u>

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

Print Name: Toiyabe Title, LLC Esc. #: TTL-24-5532
 Address: 1625 Nevada 88, Suite 407
 City: Minden State: NV Zip: 89423

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED