

DOUGLAS COUNTY, NV

2024-1012131

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\$40.00 Pgs=3

09/12/2024 03:28 PM

ANDERSON, DORN, & RADER, LTD.

SHAWNYNE GARREN, RECORDER

E07

This document does not contain a social security number.

Anderson, Dorn & Rader, Ltd.

APN: 1219-23-001-009

RECORDING REQUESTED BY:

Bryce L. Rader, Esq.
Anderson, Dorn & Rader, Ltd.
500 Damonte Ranch Parkway, Suite 860
Reno, Nevada 89521

AFTER RECORDING MAIL TO:

Anderson, Dorn & Rader, Ltd.
500 Damonte Ranch Parkway, Suite 860
Reno, Nevada 89521

MAIL TAX STATEMENT TO:

Ronald W. Mosiniak, Trustee
746 Foothill Road
Gardnerville, Nevada 89460

Robert R. Harris, Trustee
12305 Engelage Place
Auburn, CA 95603

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH THAT,

RONALD W. MOSINIAK and JULIE R. O'KEEFE, Trustees, or their successors in interest, of the MOSINIAK LIVING TRUST dated March 28, 2008

For NO consideration, do hereby Grant, Bargain, Sell and Convey 50% unto:

ROBERT R. HARRIS, Trustee, or his successors in trust,
of the ROBERT R. HARRIS TRUST, under the MOSINIAK LIVING TRUST dated
March 28, 2008

2. Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any.

This deed was prepared without the benefit of a title search and the description of the property was furnished by the parties. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.


WITNESS my hand this September 4, 2024.


RONALD W. MOSINIAK, Trustee


JULIE R. O'KEEFE, Trustee

STATE OF NEVADA)
)ss:
COUNTY OF WASHOE)

This instrument was acknowledged before me on September 4, 2024, by RONALD W. MOSINIAK and JULIE R. O'KEEFE, as Trustees.



Notary Public

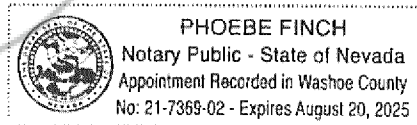


EXHIBIT "A"

LEGAL DESCRIPTION:

A PARCEL OF LAND WITHIN THE NW ¼ OF SECTION 23, T.12N., R.19E., M.D.B.&M. IN DOUGLAS COUNTY, NEVADA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 23, T.12N., R.19E., M.D.B.&M; THENCE S49°30'21"E A DISTANCE OF 2,001.99 FEET TO THE TRUE POINT OF BEGINNING WHICH IS MARKED BY A 5/8" REBAR WITH CAP STAMPED PLS 6200; THENCE S89°59'15"E A DISTANCE OF 268.54 FEET TO A ½" PIPE; THENCE S09°38'47"E A DISTANCE OF 186.58 FEET TO A 5/8" REBAR WITH CAP STAMPED PLS 3090; THENCE S88°50'57"W A DISTANCE OF 199.00 FEET TO A 5/8" REBAR WITH CAP STAMPED PLS 3090; THENCE N28°12'41"W A DISTANCE OF 213.34 FEET TO THE TRUE POINT OF BEGINNING.

THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS THE WEST LINE OF PARCEL 4-D-1 AS PER (R2). SAID LINE BEARS N00°00'29"W.

SAID PARCEL OF LAND MORE FULLY IMPOSED ON THAT CERTAIN BOUNDARY LINE ADJUSTMENT PLAT, AS DOCUMENT NO. 495636 OF OFFICIAL RECORDS.

PER NRS 111.312 - THE LEGAL DESCRIPTION ABOVE APPEARED PREVIOUSLY IN THAT GRANT, BARGAIN, SALE DEED RECORDED ON DECEMBER 12, 2003, AS DOCUMENT NO. 0599412 IN DOUGLAS COUNTY RECORDS, DOUGLAS COUNTY, NEVADA.

APN: 1219-23-001-009

**PROPERTY ADDRESS: 746 FOOTHILL ROAD, GARDNERVILLE,
NEVADA 89460**

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 1219-23-001-009
 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
 Other

FOR RECORDERS OPTIONAL USE ONLY
 Book _____ Page: _____
 Date of Recording: 9/12/24 Trust Ok~A.B.
 Notes:

- 3.a. Total Value/Sales Price of Property \$ 0
 b. Deed in Lieu of Foreclosure Only (value of property (_____))
 c. Transfer Tax Value: \$ 0
 d. Real Property Transfer Tax Due \$ 0

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section 7
 b. Explain Reason for Exemption: Transfer to or from a Trust without consideration.

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: [Signature] Capacity: Representative
 Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Ronald W. Mosiniak, Trustee *
 Address: 746 Foothill Road
 City: Gardnerville
 State: NV Zip: 89460

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Robert R. Harris, Trustee
 Address: 12305 Engelage Place
 City: Auburn
 State: CA Zip: 95603

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)
 Print Name: Anderson, Dorn & Rader, Ltd. Escrow # _____
 Address: 500 Damonte Ranch Pkwy., Suite 860
 City: Reno State: NV Zip: 89521

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

* Julie R. O'Keefe, Trustee
 746 Foothill Road
 Gardnerville, NV 89460