

Doc Number: **0829651**

08/28/2013 09:18 AM

OFFICIAL RECORDS

Requested By
DC/TREASURER

DOUGLAS COUNTY RECORDERS
Karen Ellison - Recorder

Page: 1 of 7 Fee: \$ 0.00

Bk: 0813 Pg: 7534 RPTT # 2



Deputy: ar

Assessor's Parcel Number: 1220-09-301-008

Recording Requested By: Douglas County Treasurer

Name:

Address:

City/State/Zip

Real Property Transfer Tax: \$ #2

CORRECTING INDENTURE

(Title of Document)

Correcting Doc #0785373 adding Nicole Warren whose name was left off the name listing in error, but a copy of the deed was included in the original document.

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 legibly hand printed.

APN SEE EXHIBIT "A"

R.P.T.T. #2

INDENTURE

THIS INDENTURE made the 27th day of August, 2013, at Minden, County of Douglas, State of Nevada, by and between Known and Unknown Owners, by Ted Thran, the Treasurer and Ex-Officio Tax Receiver of the County of Douglas, State of Nevada, Party of the First Part, and Ted Thran, Treasurer of the County of Douglas, State of Nevada as Party of the Second Part.

WITNESSETH

That whereas the following described land and premises were duly assessed by the County Assessor of Douglas County, Nevada for the year 2010-2011, according to the provisions of Section 361.310, Nevada Revised Statutes, and duly entered upon the tax roll of said county for said year, to the name of the owners of claimants of such property hereinafter set forth as shown by said tax roll.

That thereafter and in the manner and at the time and in accordance with the statutes and the said assessment and tax list was completed and presented to the county Board of Equalization and duly equalized as provided in Sections 361.335 and 361.340, Nevada Revised Statutes; that thereafter said Assessment roll was delivered to the County Comptroller of Douglas County and was by said Comptroller duly audited and the taxes extended according to the tax rate duly fixed as provided by Section 361.465, N.R.S.

That thereafter said tax roll was delivered to the Ex-Officio Tax Receiver of Douglas County for the purpose of receiving and collecting the taxes due and as shown thereon; that due and legal notice was given as provided in Section 361.480, Nevada Revised Statutes, stating the dates when taxes will be due and payable and the penalties and interest added if not paid accordingly.

That after the first Monday of March, 2011, the Tax Receiver caused to be published as required by Section 361.570, Nevada Revised Statutes, the list of delinquent tax property, giving the name of the owner (s), if known, the description of the property on which such taxes are a lien, the amount of taxes due on said property and the penalties and costs as provided by law; that if said amount is not paid, the Tax Receiver will on the First Monday in June of the current year at 5:00 o'clock of said day, issue to the County Treasurer, as Trustee for the State and County, a certificate authorizing her to hold said property, subject to redemption within two years after date thereof; that a copy of said notice was mailed to the person or persons listed as taxpayer on the tax roll at their last known address and another copy sent by certified mail not less than sixty (60) days before the expiration of the period of redemption as stated in the notice.

That said taxes, penalties and costs not having been paid as required by law, the Party of the First Part, the Treasurer and Ex-Officio Tax Receiver, did issue to the County Treasurer of Douglas County the Certificate required by said Section 361.565, Nevada Revised Statutes.

And, thereas, the time of redemption of said property has expired and no part of the following described property has been redeemed as law provided, this conveyance is made in accordance with said certificate and the statutes on such case made and provided.


NOW THEREFORE, the said Party of the First Part, pursuant to the statutes, for and in consideration of the tax sum of fourteen thousand, three hundred forty-three dollar and seven cents (\$14,343.07), the same being in legal effect made, does by these presents, remise, release, quitclaim and convey unto the party of the Second Part and to her successors, in trust for the use and benefit of the State of Nevada and the County

of Douglas, all right, title and interest in and to the following described land and premises, situate, lying and being in the County of Douglas, State of Nevada, to wit:

Together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD in trust as aforesaid, all and singular the said premises together with the appurtenances, unto the said Party of the Second Part and her successors in trust as aforesaid, pursuant to the provisions of Section 361.590, Nevada Revised Statutes.

IN WITNESS WHEREOF, the Party of the First Part has hereunto set his hand and executed this instrument the day and year first above written.



Ted Thran
Clerk-Treasurer

County Treasurer and Ex-Officio Tax Receiver of the County of Douglas, State of Nevada

On this 27th day of August, 2013, TED THRAN, personally appeared before me, a notary public, in and for the County and State aforesaid, known to me to be the person described in and who executed the foregoing instrument, and who duly acknowledge to me that he executed the same freely and voluntarily and for the uses and purposes herein mentioned.



NOTARY PUBLIC

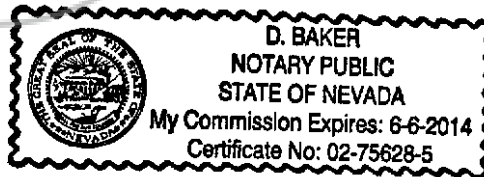


EXHIBIT A

PARCEL NAME

ADDRESS

Amount

1220-09-301-008

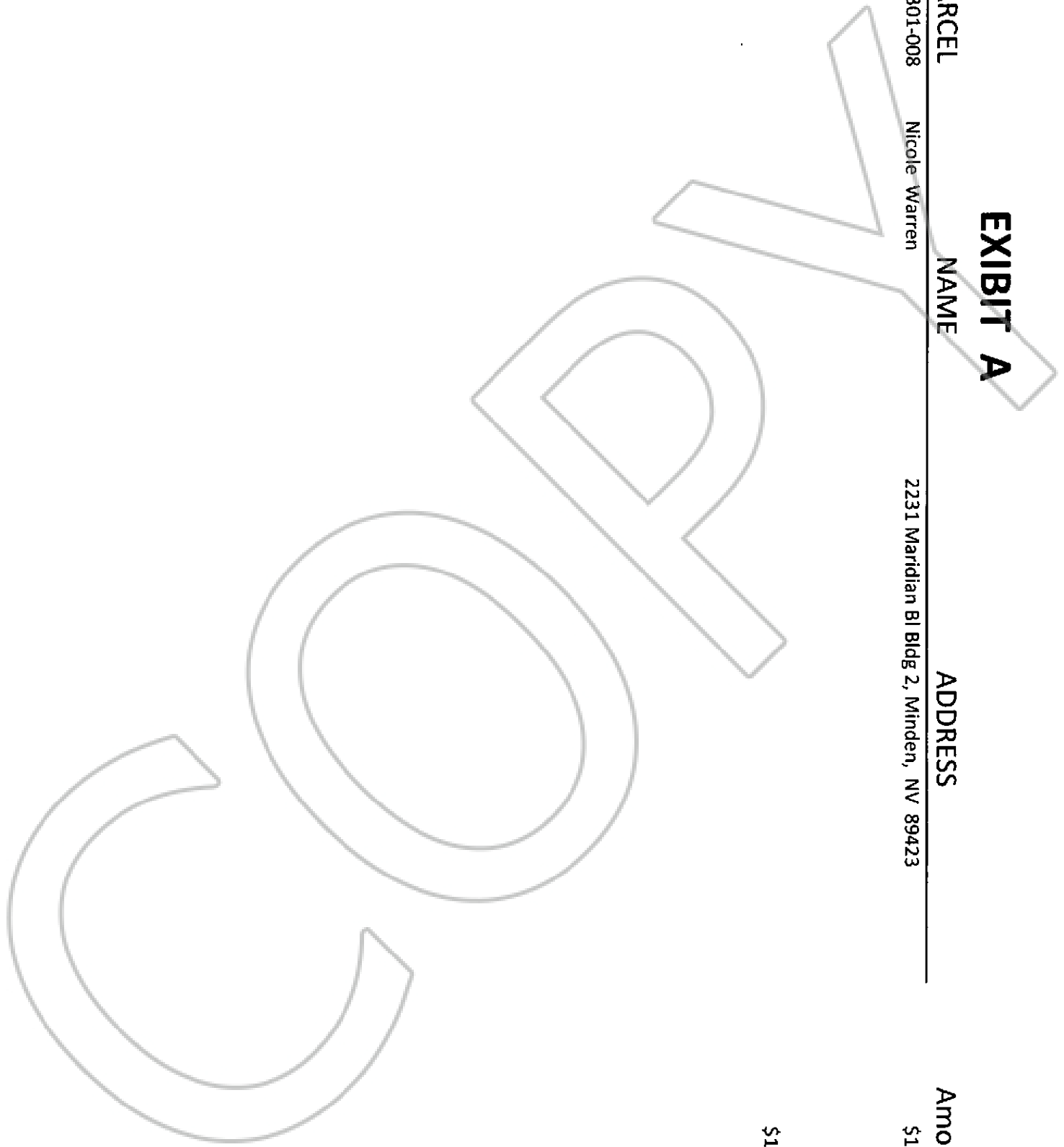
Nicole Warren

2231 Mardian Bl Bldg 2, Minden, NV 89423

\$14,343.07

\$0.00
\$0.00

\$14,343.07



DOC # 0659026
10/26/2005 03:57 PM Deputy: KLG
OFFICIAL RECORD
Requested By:
STEWART TITLE OF DOUGLAS
COUNTY
Douglas County - NV
Werner Christen - Recorder
Page: 1 Of 3 Fee: 16.00
BK-1005 PG-12615 RPTT: # 5

A.P.N. # 1220-09-301-008
R.P.T.T. \$ 0 #5
ESCROW NO. 050101921
RECORDING REQUESTED BY:
STEWART TITLE COMPANY
MAIL TAX STATEMENTS TO:
SAME AS BELOW

WHEN RECORDED MAIL TO:
NICOLE WARREN
811 Short Ct UNIT B
Gardnerville, NV 89460

(Space Above for Recorder's Use Only)

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **EDWARD MCCLAIN, spouse of grantee herein**

in consideration of \$10.00, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to **NICOLE WARREN, A Married Woman as Her sole and Separate Property**

and to the heirs and assigns of such Grantee forever, all that real property situated in the County of **DOUGLAS** State of Nevada, bounded and described as :

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

IT IS THE EXPRESS INTENT OF THE GRANTOR, BEING THE SPOUSE OF THE GRANTEE, TO CONVEY ALL RIGHT, TITLE AND INTEREST OF THE GRANTOR, COMMUNITY OR OTHERWISE, IN AND TO THE HEREIN DESCRIBED PROPERTY TO THE GRANTEE AS GRANTEE'S SOLE AND SEPARATE PROPERTY.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

DATE: **July 11, 2005**


EDWARD MCCLAIN



SUZANNE CHEECHOV
NOTARY PUBLIC
STATE OF NEVADA
Appt. Recorded in Douglas County
My Appt. Expires June 25, 2007
No: 03-38458-5

STATE OF NV }
COUNTY OF Douglas } ss.

This instrument was acknowledged before me on 10/13/05
by, EDWARD MCCLAIN

Signature Suzanne Cheechov
Notary Public (One Inch Margin on all sides of Document for Recorder's Use Only)

BK : 0813
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8/28/2013

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EXHIBIT "A"

LEGAL DESCRIPTION

ESCROW NO.: 050101921

The land referred to herein is situated in the State of Nevada, County of DOUGLAS described as follows:

A parcel of land located within a portion of Section 9, Township 12 North, Range 20 East, Mount Diablo Meridian, Douglas County, Nevada described as follows:

COMMENCING at a found 5/8" rebar with plastic cap, P.L.S. 4347, station "A1" 94+21.58 as shown on that Record of Survey of the Right-of-Way Acquisition of Realignment of State Route 756 as recorded December 9, 1997 in Book 1297, at Page 1780, as Document No. 428030;

thence per said Document No. 428030 South 89°23'00" East, 278.42 feet;
North 00°37'00" East, 20.00 feet;
South 89°23'00" East, 134.78 feet, to a found 5/8" rebar with plastic cap P.L.S. 4737 THE POINT OF BEGINNING;
thence North 00°02'14" West, 80.07 feet;
thence along the arc of a curve to the left, non-tangent to the preceding course, having a delta angle of 22°04'06", radius of 1,000.00 feet, an arc length of 385.17 feet and a chord bearing of North 48°53'33" East for a distance of 382.79 feet;
thence, non-tangent to the preceding curve, North 89°55'15" East, 171.32 feet to the westerly right-of-way of the realigned State Route 756 per said Document No. 428030;
thence South 00°04'45" East, 331.62 feet;
thence along the arc of a curve to the right having a delta angle of 90°41'45" radius of 25.00 feet and an arc length of 39.57 feet;
thence North 89°23'00" West, 269.90 feet;
thence North 00°37'00" East, 20.00 feet;
thence North 89°23'00" West, 165.22 feet to THE POINT OF BEGINNING.

The Basis of Bearing of this description is identical to that Record of Survey of the Right-of-Way Acquisition and Realignment to State Route 756, Document No. 428030.

Reference is made to adjusted A.P.N. 1220-09-301-006 on that certain Record of Survey recorded May 24, 2002 as Document No. 542958.

APN 1220-09-301-008

Continued on next page

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ESCROW NO.: 050101921

"IN COMPLIANCE WITH NEVADA REVISED STATUTE 111.312, THE
HEREIN ABOVE LEGAL DESCRIPTION WAS TAKEN FROM INSTRUMENT
RECORDED MAY 24, 2002, BOOK 0502, PAGE 07531, AS FILE NO.
0542956, RECORDED IN THE OFFICIAL RECORDS OF DOUGLAS
COUNTY, STATE OF NEVADA."

COPY