DOUGLAS COUNTY, NV

2014-852872

F05

RPTT:\$0.00 Rec:\$15.00 \$15.00

Pgs=2

11/17/2014 11:58 AM

FIRST AMERICAN TITLE MINDEN KAREN ELLISON, RECORDER

A.P.N.:

1319-09-801-007 and 1319-09-801-007

File No:

143-2472871 (Rt)

R.P.T.T.:

\$856.05

When Recorded Mail To: Mail Tax Statements To:

Wayne Prouty, Jr 1573 Highway 395 Minden, NV 89423

This instrument is being recorded as an "Accommodation Only" by First American Title Insurance Company and has not been examined as to its validity, execution or its effect upon title, if any,

## GRANT, BARGAIN and SALE DEED

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

Wayne Prouty, Jr

do(es) hereby GRANT, BARGAIN and SELL to

Wayne Prouty, Jr and Cassandra L. Prouty, Husband and Wife, as joint tenants

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

LOT 3, IN BLOCK 5 AS SETH FORTH ON THE MAP OF GENOA TOWNSITE MADE IN 1874 AND FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA.

EXCEPTING THEREFROM THE EASTERLY 50 FEET OF LOTS 251, 252 AND 253, WHICH HAVE BEEN DEDICATED AS A PUBLIC ROADWAY IN INSTRUMENT RECORDED MARCH 20, 1981 IN BOOK 381, PAGE 1669, DOCUMENT NO. 54561, OF OFFICIAL RECORDS.

SAID PARCEL BEING FURTHER SHOWN ON PARCEL ON THAT CERTAIN RECORD OF SURVEY FOR R.I.D.L. LTD, FILED FOR RECORDED MAY 16, 1979, IN BOOK 579, PAGE 1069, AS DOCUMENT NO. 32482, OF OFFICIAL RECORDS.

Subject to

All general and special taxes for the current fiscal year. 1.

Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements

now of record.

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.

Date

STATE OF	NEVADA			
		:SS.		
COUNTY OF	DOUGLAS			
This instrument was acknowledged before me on				
11/14/14	by	RISHELE L. THOMPSON		
Wayne &	. •	Notary Public - State of Nevada		
	ρ	Appaintment Recorded in Douglas County		
Kanh	1 h Thiom	No: 99-54931-5 - Expires April 10, 2015		
<u>, (43.4.5</u>	Motary Public			
(h4	Notary Public on expires: 410115			
(My commission	on expires:			
	/ /			

A.P.N.: 1319-09-801-007

## STATE OF NEVADA DECLARATION OF VALUE

1.	Assessor Parcel Number(s)	
a)	1319-09-801-007	
b)		_ / \
c) d)		_ \ \
u,		-
2.	Type of Property	
a)	✓ Vacant Land b) ☐ Single Fam. F	\ \ \
c)	Condo/Twnhse d) 2-4 Plex	BookPage:
e)	Apt. Bldg. f) Comm'l/Ind'l	Date of Recording:
g)	Agricultural h) Mobile Home	Notes:
i)	Other	
3.	a) Total Value/Sales Price of Property:	\$
J.	b) Deed in Lieu of Foreclosure Only (value of	
		,
	c) Transfer Tax Value:	\$
	d) Real Property Transfer Tax Due	\$
4.	If Exemption Claimed:	
	a. Transfer Tax Exemption, per 375.090, Se	ection:
	b. Explain reason for exemption:	to sporse wout consideration
_	- Warsgac )	10 71 20 1
5.	Partial Interest: Percentage being transferred	
271	The undersigned declares and acknowledge and NPS 375 110, that the information	es, under penalty of perjury, pursuant to NRS ion provided is correct to the best of their
info	ormation 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
cla	imed exemption, or other determination of ac	additional tax due, may result in a penalty of
105	% of the tax due plus interest at 1% per mont ller shall be jointly and severally/liable for any a	th. Pursuant to NRS 375.030, the Buyer and
	inature: Pastalon I file	Capacity: Guntok
Signature: Capacity:		
<b>U</b> .9	SELLER (GRANTOR) INFORMATION	BUYER (GRANTEE) INFORMATION
-	(REQUIRED)	(REQUIRED)
Pri	nt Name: ('Mardia FROUTZ	Print Name: Wayne Prouty, Jr
Add	dress: 1513 Huz 3915	Address: 1573 Highway 395
Cit		City: Minden
	ate: NV Zip: 8943	State: NV Zip: 89423
<u>CC</u>	MPANY/PERSON REQUESTING RECORDIN	NG (required if not seller or buyer)
	First American Title Insurance	E'S N 1 440 0470074 BNCDC
	nt Name: Company	File Number: 143-2472871 Rt/CPC
Ad Cit	dress 1663 US Highway 395, Suite 101 cy: Minden	State: NV Zip: 89423
911		