

APN#: 1023-17-002-004

RPTT: #5

Recording Requested By:

Western Title Company

Escrow No. 065475-TEA

When Recorded Mail To:

Gordon Gregory

3147 Megs Place

Paradise, ca 95969

Mail Tax Statements to: (deeds only)

Same as Above

(space above for Recorder's use only)

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons.

(Per NRS 239B.030)

Signature

Traci Adams

Escrow Officer

Grant, Bargain, and Sale Deed

This page added to provide additional information required by NRS 111.312 (additional recording fee applies)

## **GRANT, BARGAIN AND SALE DEED**

THIS INDENTURE WITNESSETH: That Rosemary A. Gregory, a married woman, in consideration of \$10.00, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to Gary G. Gregory, a married man as his sole and separate property all that real property situated in the City of , 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, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Grantor and Grantee are wife and husband. It is the intention of Grantor that Grantee shall henceforth have and hold said real property as his sole and separate property. By this conveyance, Grantor releases any community interest that she might now have or be presumed to hereafter acquire in the above described property.

Dated: 07/10/2014

Rosemary A. Gregory  
Rosemary A. Gregory

STATE OF Oregon

COUNTY OF Crook

This instrument was acknowledged before me on

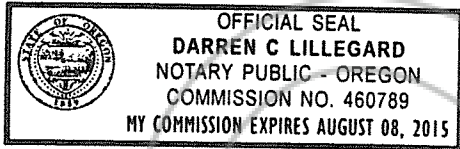
October, 23rd, 2014

by Rosemary A. Gregory

} ss

[Signature]

Notary Public



**GREGORY  
PARCEL 2A  
LEGAL DESCRIPTION**

A parcel of land located within a portion of the South 1/2 of Section 17, Township 10 North, Range 23 East, MDM, Douglas County, Nevada, more particularly described as follows:

Commencing at the west one-quarter corner of Section 17, as shown on LDM 06-026 for Gary G. Gregory et. al., filed for record November 14, 2006 as Document no. 688583, Official Records of Douglas County, Nevada;

thence N. 89°59'59" E. (N. 89°59'36" E. per LDM 06-026), along the north line of the southwest one-quarter of said Section 17, 425.00 feet to the TRUE POINT OF BEGINNING;

thence continuing N. 89°59'59" E. (N. 89°59'36" E. per LDM 06-026), along said north line of the southwest one-quarter, 870.88 feet to the northeast corner of the northwest one-quarter of said southwest one-quarter of Section 17;

thence S. 01°27'06" W., along the east line of said northwest one-quarter of the southwest one-quarter, 1,332.59 feet (1,332.66 feet per LDM 06-026) to the southeast corner thereof;

thence N. 89°24'21" E. (S. 89°13'37" E. per LDM 06-026), along the north line of the southeast one-quarter of said southwest one-quarter of Section 17, 34.10 feet;

thence S. 15°25'00" E., 1372.93 feet to a point on the south line of said Section 17;

thence S. 88°48'36" W., along said south line of Section 17, 773.69 feet;

thence N. 01°50'20" W., 1,330.98 feet;

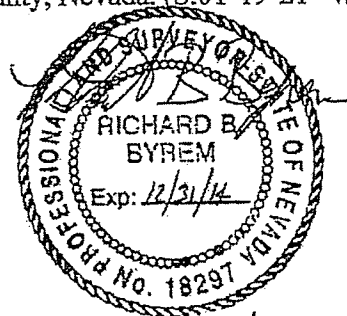
thence S. 88°45'41" W., 451.25 feet;

thence N. 01°19'21" E., 1,351.22 feet to the POINT OF BEGINNING;

Containing 45.49 Acres, more or less.

Basis of Bearing: The West line of the southwest one-quarter of Section 17, T. 10 N., R. 23 E., M.D.M. per LDM 06-026 for Gary G. Gregory et. Al., filed for record November 14, 2006 as Document No. 688583, Official Records of Douglas County, Nevada. (S.01°19'21" W.)

PREPARED BY:  
Richard B. Byrem, Nevada PLS No. 18297  
Resource Concepts, Inc.  
212 Elks Point Road, Suite 443  
P.O. Box 11796, Zephyr Cove, NV 89448  
(775) 588-7500



9/16/2014

STATE OF NEVADA DECLARATION OF VALUE

- 1. Assessors Parcel Number(s)
  - a) 1023-17-002-004
  - b)
  - c)
  - d)

- 2. Type of Property:
  - a)  Vacant Land
  - c)  Condo/Twnhse
  - e)  Apt. Bldg
  - g)  Agricultural
  - i)  Other \_\_\_\_\_
  - b)  Single Fam. Res.
  - d)  2-4 Plex
  - f)  Comm'l/Ind'l
  - h)  Mobile Home

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
DOCUMENT/INSTRUMENT #:	_____
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: _____	

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

- 4. If Exemption Claimed:
  - a. Transfer Tax Exemption per NRS 375.090, Section #5
  - b. Explain Reason for Exemption: wife to husband 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 Rosemary A. Gregory Capacity seller  
 Signature Gary G. Gregory Capacity Buyer

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

Print Name: Rosemary A. Gregory  
 Address: 3147 Megs Place  
 City: Paradise  
 State: CA Zip: 95969

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

Print Name: Gary G. Gregory  
 Address: 3147 Megs Place  
 City: Paradise  
 State: CA Zip: 95969

**COMPANY/PERSON REQUESTING RECORDING**

(required if not the seller or buyer)

Print Name: eTRCo, LLC. On behalf of Western Title Company  
 Address: Douglas Office  
1513 Highway 395, Suite 101  
 City/State/Zip: Gardnerville, NV 89410

Esc. #: 065475-TEA

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