

DOUGLAS COUNTY, NV
RPTT:\$2476.50 Rec:\$17.00
\$2,493.50 Pgs=4
ETRCO, LLC
KAREN ELLISON, RECORDER

2014-854784

12/22/2014 03:51 PM

APN#: 1221-05-001-024
RPTT: \$2,476.50

Recording Requested By:
Western Title Company
Escrow No.: 068177-ARJ

When Recorded Mail To:
Sheryl A. Wold
Timothy A. Morgan
P.O. Box 85
Moffett Field, CA 94035

Mail Tax Statements to: (deeds only)
Same as Above

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



Susan Lapin

Escrow Assistant

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

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

J. Michael Murphy, Trustee or the successor under the Murphy Family Trust Dated November 30, 1999

do(es) hereby GRANT(s) BARGAIN SELL and CONVEY to

Timothy A. Morgan and Sheryl A. Wold, husband and wife as joint tenants

and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Gardnerville, County of Douglas State of Nevada bounded and described as follows:

See attached Exhibit A

TOGETHER with all tenements, hereditaments and appurtenances, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: 12/12/2014

The Murphy Family Trust dated November 30, 1999

J. Michael Murphy
J. Michael Murphy, Trustee

STATE OF MS } ss

COUNTY OF Desoto

This instrument was acknowledged before me on

December 15, 2014

By J. Michael Murphy.

Kisha A Harris
Notary Public

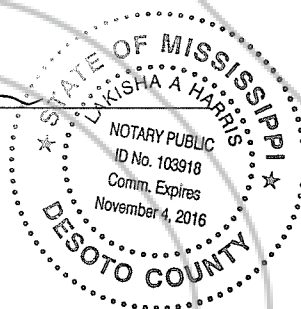


EXHIBIT "A"

The land referred to in this report is situate in Douglas County, State of Nevada, and is described as follows:

All that real property situate in the North 1/2 of the Northeast 1/4 of Section 5, Township 12 North, Range 21 East, M.D.B. & M., County of Douglas, State of Nevada, more particularly described as follows:

BEGINNING at the Northeast corner of said Section 5;

thence South $00^{\circ}41'48''$ West along the East line of said Section a distance of 1,290.96 feet to the North 1/16 corner common to Sections 4 and 5;

thence South $89^{\circ}27'30''$ West along the North 1/16 line of said Section 5, a distance of 1,058.00 feet to the beginning of a non-tangent curve concave to the Southeast having a radius of 370.00 feet, a central angle of $33^{\circ}51'50''$ and a radial bearing of South $89^{\circ}27'30''$ West;

thence Northeasterly along said curve an arc distance of 218.68 feet to the beginning of a reverse curve having a radius of 300.00 feet, and a central angle of $74^{\circ}47'27''$;

thence Northwesterly along said reverse curve an arc distance of 391.60 feet;

thence leaving said reverse curve North $89^{\circ}27'30''$ East, a distance of 270.00 feet;

thence North $00^{\circ}41'48''$ East, a distance of 716.55 feet to a point on the North line of said Section

thence North $89^{\circ}08'$ East along said North line of said Section a distance of 760.10 feet to the **POINT OF BEGINNING.**

NOTE: The above metes and bounds description appeared previously in that certain Grant, Bargain and Sale Deed recorded in the office of the County Recorder of Douglas County, Nevada on June 29, 2001, as Document No. 517470, in Book 0601, Page 8409 of Official Records.

Assessor's Parcel Number(s):
1221-05-001-024

STATE OF NEVADA DECLARATION OF VALUE

- 1. Assessors Parcel Number(s)
 - a) 1221-05-001-024
 - 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
 - i) Other _____

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

3. Total Value/Sales Price of Property: \$635,000.00
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$635,000.00
 Real Property Transfer Tax Due: \$2,476.50

- 4. If Exemption Claimed:
 - a. Transfer Tax Exemption per NRS 375.090, Section _____
 - b. Explain Reason for Exemption: _____

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 Agent
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: J. Michael Murphy, Trustee or the successor under the Murphy Family Trust Dated November 30, 1999
Address: 3209 Amanda Belle
City: South Haven
State: MS **Zip:** 38672

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Sheryl A. Wold and Timothy A. Morgan
Address: P.O. Box 85
City: Moffett Field
State: CA **Zip:** 94035

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. #: 068177-ARJ