

APN#: 1319-11-001-013
RPTT: \$2,340.00

DOUGLAS COUNTY, NV
RPTT:\$2340.00 Rec:\$17.00
\$2,357.00 Pgs=4
ETRCO, LLC
KAREN ELLISON, RECORDER

2014-855015

12/30/2014 10:22 AM

Recording Requested By:
Western Title Company

Escrow No.: 068219-MHK

When Recorded Mail To:
Karen L. Tye
811 Aristotle Drive
Reno, NV 89512

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 *M Kelsh* Escrow Officer
Print name _____ Title _____

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,

Lonnie L. Perkins, an unmarried man

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

Karen L. Tye, an unmarried woman

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

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

See exhibit "A" attached hereto and made a part hereof

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

Dated: 12/08/2014



Lonnie L. Perkins

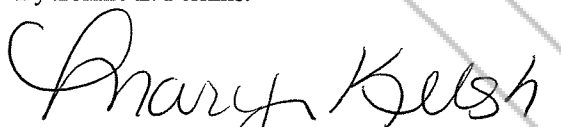
STATE OF Nevada

COUNTY OF Douglas

This instrument was acknowledged before me on

12-11-14

By Lonnie L. Perkins.



Mary Kelsh
Notary Public



EXHIBIT "A"

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

Parcel 1 as set forth on Map of Division of Land Into Large Parcels for LONNIE L. PERKINS and RENAE S. PERKINS, filed for record in the office of the Douglas County Recorder, State of Nevada, on November 14, 2006, in Book 1106, Page 4764, as Document No. 688582, Official Records.

EXCEPTING THEREFROM any portion lying below the ordinary high water mark of the Carson River.

TOGETHER WITH a thirty foot (30') wide easement for private access purposes located within a portion of Section 2, Township 13 North, Range 19 East, Mount Diablo Meridian, more particularly described as follows:

Commencing at the south one-quarter corner of Section 2, T.13N., R.19E., M.D.M., a found 5/8" rebar and cap, PLS 3090, as shown on the Map of Division Into Large Parcels for Little Mondeaux Limousin Corporation recorded September 8, 2000 in the office of the Recorder, Douglas County, Nevada as Document No. 499064;

thence along the south line of said Section 2, South 89°54'09" West, 423.25 feet to the southeast corner of Parcel 1 as shown on said Little Mondeaux Limousin Corporation map, a found 5/8" rebar with plastic cap, PLS 11172, the POINT OF BEGINNING;

thence continuing along said south line of Section 2 and the south line of said Parcel 1D, South 89°54'09" West, 1534.61 feet to a found 5/8" rebar with plastic cap, PLS 11172 per said Little Mondeaux Limousin Corporation map;
thence North 01°30'06" West, 208.24 feet to a found 1" iron pipe, no tag;
thence North 03°24'42" East, 49.62 feet;
thence South, 33°47'31" East, 48.20 feet;
thence South 01°30'06" East, 187.65 feet;
thence North 89°54'09" East, 1505.18 feet to a point on the east line of said Parcel 1D;
thence along said east line, South 00°24'23" East, 30.00 feet to the POINT OF BEGINNING.

The Basis of Bearing of this description is North 89°35'37" East, the north line of said Parcel 1D as shown on the Map of Division Into Large Parcels for Little Mondeaux Limousin Corporation, Document No. 499064.

NOTE: The above metes and bounds description appeared previously in that certain NRS Deed recorded in the office of the County Recorder of Douglas County, Nevada on June 27, 2003, as Document No. 581753 of Official Records.

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STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)

- a) 1319-11-001-013
- 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: \$600,000.00

Deed in Lieu of Foreclosure Only (value of property) (_____)

Transfer Tax Value: \$600,000.00

Real Property Transfer Tax Due: \$2,340.00

4. If Exemption Claimed:

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

5. Partial Interest: Percentage being transferred: %

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 _____

Capacity Buyer

Signature _____

Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Lonnie L. Perkins

Address: P.O. Box 468

City: Genoa

State: NV **Zip:** 89411

Print Name: Karen L. Tye

Address: 811 Aristotle Drive

City: Reno

State: NV **Zip:** 89512

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: eTRCo, LLC. On behalf of Western Title Company

Esc. #: 068219-MHK

Address: Douglas Office
1513 Highway 395, Suite 101

City/State/Zip: Gardnerville, NV 89410

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