

DOUGLAS COUNTY, NV

**2015-855876**

RPTT:\$975.00 Rec:\$17.00

\$992.00 Pgs=4

**01/20/2015 01:16 PM**

ETRCO, LLC

KAREN ELLISON, RECORDER

APN#: 1220-24-810-001

RPTT: \$975.00

**Recording Requested By:**

Western Title Company

**Escrow No.: 068506-TEA**

**When Recorded Mail To:**

Samuel L. Hall

Nancy A. Hall

640 Mustang Lane

Gardnerville, NV 89460

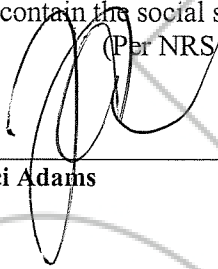
**Mail Tax Statements to: (deeds only)**

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



Traci Adams

Escrow Officer

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**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,

Karl William Thomas, a widower

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

Samuel L. Hall and Nancy A. Hall, husband and wife as joint tenants with right of survivorship

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 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: 12/12/2014

*Karl William Thomas*

Karl William Thomas

STATE OF CA

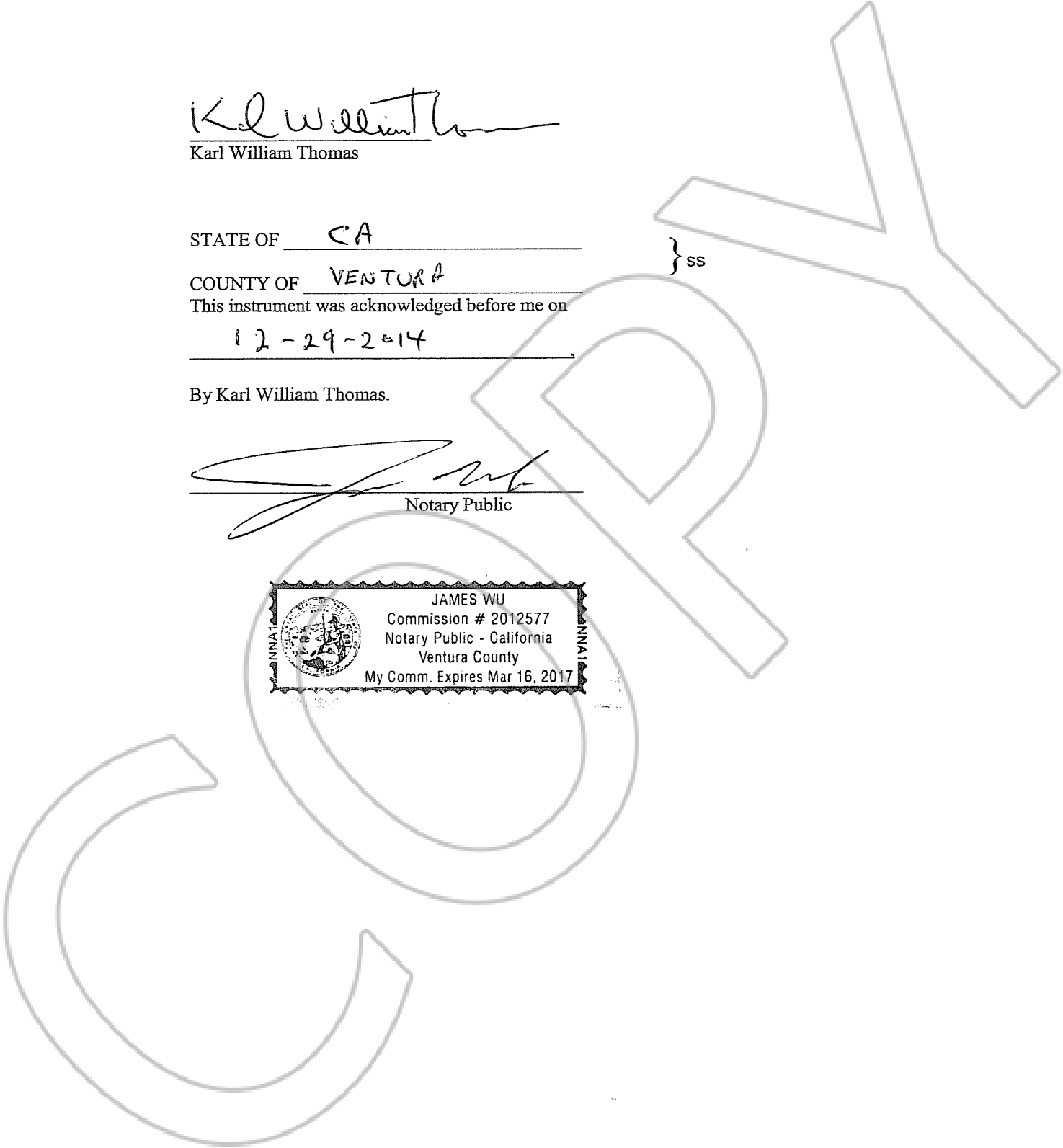
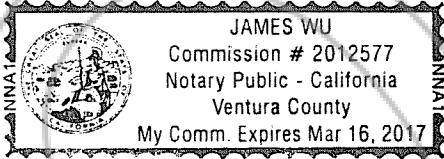
COUNTY OF VENTURA

This instrument was acknowledged before me on

12-29-2014

By Karl William Thomas.

*[Signature]*  
\_\_\_\_\_  
Notary Public



**EXHIBIT "A"**

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

**All that portion of the Southeast 1/4 of Section 24, Township 12 North, Range 20 East, M.D.B. & M., more particularly described as follows:**

**COMMENCING at the monument set at the centerline intersection of Palomino Lane and Mustang Lane as said monument and Lanes are shown on the official map of RUHENSTROTH RANCHOS SUBDIVISION, filed for record April 14, 1965, in the office of the County Recorder of Douglas County, State of Nevada, as Document No. 27706, thence South along the Southerly extension of Mustang Lane (a 50 foot road) a distance of 195.00 feet to a point in the Centerline of said lane, the True Point of Commencement; thence leaving said centerline West, a distance of 25.00 feet to the West line of said Mustang Lane; thence continuing West, a distance of 305.81 feet; thence North, a distance of 195.00 feet; thence East, a distance of 330.31 feet to a point; thence continuing South, a distance of 195.00 feet to the POINT OF COMMENCEMENT.**

**EXCEPT THEREFROM a 25 foot road and utility easement over the Northerly and Easterly portion of said above description.**

**TOGETHER WITH a non-exclusive right-of-way for road and utility purposes 50 feet in width lying 25 feet on either side of the centerlines, more particularly set forth in the Parcel No. 1 of the legal description in the Deed executed by LEMUEL W. THOMPSON, recorded May 26, 1977, in Book 577, Page 1457, Document No. 09551, Official Records.**

**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 January 3, 1978, as Document No. 16331 of Official Records.**

**Assessor's Parcel Number(s):  
1220-24-810-001**

STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)  
 a) 1220-24-810-001  
 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: \$250,000.00  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
 Transfer Tax Value: \$250,000.00  
 Real Property Transfer Tax Due: \$975.00

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

5. Partial Interest: Percentage being transferred: 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 Samuel L. Hall 1/16/15 Capacity Grantor  
 Signature Nancy A. Hall 1/16/15 Capacity Grantor

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

**Print Name:** Karl William Thomas  
**Address:** 4663 Pepper Mill Street  
**City:** Moorpark  
**State:** CA                      **Zip:** 93021

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

**Print Name:** Samuel L. Hall and Nancy A. Hall  
**Address:** 640 Mustang Lane  
**City:** Gardnerville  
**State:** NV                      **Zip:** 89460

**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. #:** 068506-TEA

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