

DOUGLAS COUNTY, NV

**2015-856166**

RPTT:\$0.00 Rec:\$17.00

\$17.00 Pgs=4

**01/28/2015 11:14 AM**

ETRCO, LLC

KAREN ELLISON, RECORDER

E03

APN#: 1221-05-001-014

RPTT: \$0.00

**Recording Requested By:**

Western Title Company

**Escrow No.: 068487-TEA**

**When Recorded Mail To:**

**Jason D. Chatham**

**1383 Calle Pequeno**

**Gardnerville, NV 89410**

**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,

Jason D. Chatham, an unmarried man who acquired title as Jason D. Chatham, a married man as his sole and separate property

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

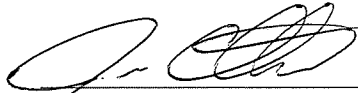
Jason D. Chatham, an unmarried man

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: 12/26/2014

  
\_\_\_\_\_  
Jason D. Chatham

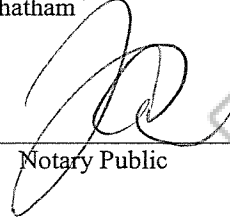
STATE OF Nevada

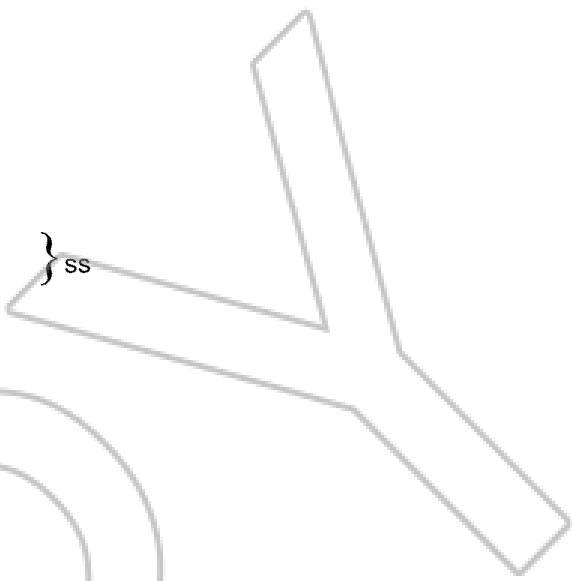
COUNTY OF Douglas

This instrument was acknowledged before me on

January 23, 2015

By . Jason D. Chatham

  
\_\_\_\_\_  
Notary Public



**EXHIBIT "A"**

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

**THAT PORTION OF SECTION 5, TOWNSHIP 12 , RANGE 21, MOUNT DIABLO BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:**

**PARCEL 1:**

**PARCEL 4, AS SHOWN ON THE PARCEL MAP FOR WALTER LEE, LOCATED IN THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 12 NORTH, RANGE 21 EAST, M.D.B.&M., RECORDED MAY 17, 1977, IN BOOK 577, PAGE 878, DOCUMENT NO. 09256, OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA.**

**PARCEL 2:**

**TOGETHER WITH AN EASEMENT FOR ROADWAY AND UTILITY PURPOSES 25 FEET IN WIDTH TRAVERSING PARCELS 2 AND 3 AS SET FORTH ON SAID PARCEL MAP RECORDED MAY 17, 1977, IN BOOK 577, PAGE 878, DOCUMENT NO. 09256, OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA.**

**PARCEL 3:**

**TOGETHER WITH AN EASEMENT FOR ROADWAY AND UTILITY PURPOSES 25 FEET IN WIDTH LYING 12.5 FEET ON EITHER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE; BEGINNING AT THE NORTHEAST CORNER OF THE PROPERTY CONVEYED TO RICHARD H. NALDER AND WIFE, BY CORRECTED AGREEMENT RECORDED AUGUST 13, 1974, IN BOOK 874, PAGE 339, OFFICIAL RECORDS, AS DOCUMENT NO. 74709; THENCE SOUTH ALONG THE EAST LINE OF SAID NALDER PROPERTY TO A POINT 12.5 FEET NORTH OF THE SOUTH LINE OF LOT 2 OF THE NORTHEAST 1/4 OF SECTION 5, SAID TOWNSHIP AND RANGE; THENCE EAST PARALLEL WITH AND 12.5 FEET NORTH OF THE SOUTH LINE OF LOT 2 OF THE NORTHEAST 1/4 OF SECTION 5 TO A POINT IN THE EAST LINE OF SECTION 5, SAID TOWNSHIP AND RANGE.**

**PARCEL 4:**

**TOGETHER WITH A PORTION OF SECTION 5, TOWNSHIP 12 NORTH, RANGE 21 EAST, M.D.B.&M., DOUGLAS COUNTY, NEVADA.**

**COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 5; THENCE SOUTH 0101314611 WEST 246.31 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 01°13'46" WEST 31.38 FEET; THENCE SOUTH 74°10'00" WEST 648.82 FEET; THENCE NORTH 010051230 EAST 31.36 FEET; THENCE NORTH 74°10'00" EAST 648.90 FEET TO THE POINT OF BEGINNING.**

**APPURTENANT TO AND ADJACENT TO THAT CERTAIN PARCEL OF LAND ON THE EASTERLY SIDE.**

**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 April 16, 2012, in Book 412, Page 4032 as Document No. 800820 of Official Records.**

**Assessor's Parcel Number(s): 1221-05-001-014**

STATE OF NEVADA DECLARATION OF VALUE

- 1. Assessors Parcel Number(s)
  - a) 1221-05-001-014
  - 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: \$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 3
  - b. Explain Reason for Exemption: Correct True Status of Vesting 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 *Jason D. Chatham* Capacity *Agent*  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

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

Print Name: Jason D. Chatham  
 Address: 1383 Calle Pequeno  
 City: Gardnerville  
 State: NV Zip: 89410

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

Print Name: Jason D. Chatham  
 Address: 1383 Calle Pequeno  
 City: Gardnerville  
 State: NV Zip: 89410

**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. #: 068487-TEA