

Assessor's Parcel Number: 1321-31-002-008
(portion of)

Date: FEBRUARY 11, 2015

Recording Requested By:

Name: CYNTHIA GREGORY, DA'S OFFICE

Address: _____

City/State/Zip: _____

Real Property Transfer Tax: \$ N/A



00007922201508568080080082

KAREN ELLISON, RECORDER

E02

GRANT, BARGAIN, SALE DEED

#2015.026

(Title of Document)

FILED

NO. 2015-026

2015 FEB 11 AM 11:35

DOUGLAS COUNTY
CLERK

BY [Signature] DEPUTY

APN: 1321-31-002-008
(portion of)

RECORDED AT THE REQUEST OF:

Cynthea Gregory
Douglas County, Nevada
District Attorney's Office
Post Office Box 218
Minden, Nevada 89423

The undersigned hereby affirms that this document, including any exhibits, submitted for recording does not contain the social security number of any person or persons. (Per NRS Chapter 239)

GRANT, BARGAIN, SALE DEED

This deed is made this 12th day of December, 2014 between David Gebhardt and Megan Gebhardt, husband and wife, (hereafter GRANTORS) and Douglas County, a political subdivision of the State of Nevada, (hereafter GRANTEE).

GRANTORS own real property located at 2185 Calle Hermosa Road (Assessor's Parcel Number 1321-31-002-008) Douglas County, Nevada. GRANTORS for good and valuable consideration, the receipt of which is acknowledged, does by these presents, grant, bargain, sell and convey unto the GRANTEE, its agents, employees, successors and assigns forever, all of its rights, title, and interest in and to a portion of the real property, as described and depicted in Exhibit "A" attached and incorporated by reference together with all and singular tenements, and appurtenances belonging to or in anyway pertaining to the real property as depicted in Exhibit "A".

The GRANTORS have signed on the day and year above written. The real property in Exhibit "A" is burdened by an ingress and egress easement recorded in Douglas County Official Records as Document No. 102744.

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The individuals executing this Deed on behalf of each party and the partners, officers or trustees of each party, if any, have the legal power, right, and actual authority to bind each party to the terms and conditions of this document.

GRANTORS
DAVID & MEGAN GEBHARDT
Husband and Wife

David S. Gebhardt
David Gebhardt

Megan Gebhardt
Megan Gebhardt

GRANTEE
DOUGLAS COUNTY,
a political subdivision of the State of Nevada

Doug N. Johnson
Chairman Board of Commissioners

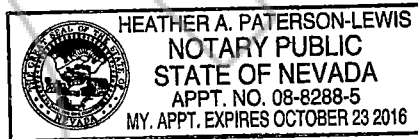
STATE OF NEVADA)

COUNTY OF DOUGLAS)

On this 12th day of December, 2014, before me, the undersigned, a Notary Public in and for said State, personally appeared David Gebhardt, personally known to me or proved to me on the basis of satisfactory evidence to be the person who executed the within instrument for the purposes herein stated.

Witness my hand and official seal.

Signature Heather A. Paterson-Lewis
(Notary Public)



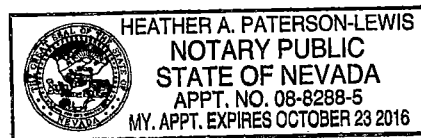
STATE OF NEVADA)

COUNTY OF DOUGLAS)

On this 12th day of December, 2014, before me, the undersigned, a Notary Public in and for said State, personally appeared Megan Gebhardt, personally known to me or proved to me on the basis of satisfactory evidence to be the person who executed the within instrument for the purposes herein stated.

Witness my hand and official seal.

Signature Heather A. Paterson-Lewis
(Notary Public)



ATTEST:
Douglas County Clerk/Treasurer

Laura S. Seder for:

EXHIBIT A

COPY

EXHIBIT A

DESCRIPTION
Proposed 50' Public Road Right-of-Way
Fahim Drive

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

A fifty-foot (50') wide strip of land for public road right-of-way purposes, located within portions of the Southeast one-quarter of the Northeast one-quarter (SE1/4NE1/4) and the Northeast one-quarter of the Southeast one-quarter (NE1/4SE1/4) of Section 31, Township 13 North, Range 21 East, Mount Diablo Meridian, Douglas County, Nevada as shown on the Grant of Easement from Anthony S. Watkins to Gary N. and Rose Mary Johnson filed for record June 5, 1984 in the office of the Recorder, Douglas County, Nevada in Book 684, at Page 2733 and also shown on the Record of Survey for Anthony S. Watkins, Charles D. Jones, G.N. and R.M. Johnson, and Allen J. and E. Allie filed for record May 9, 1984 in said office of Recorder, in Book 584, at Page 755, as Document No. 100579 and as shown on the Parcel Map for Gary N. Johnson filed for record December 13, 1990 in said office of Recorder, in Book 1290, at Page 1696, as Document No. 240989, more particularly described as follows:

COMMENCING at the northwest corner of Parcel 3A as shown on said Document No. 100579;

thence South $01^{\circ}32'31''$ East, 26.23 feet to the south line of Calle Hermosa Road, the **POINT OF BEGINNING**;

thence along said south line of Calle Hermosa Road, South $73^{\circ}56'07''$ East, 52.46 feet;

thence along a line 50.00 feet easterly of and parallel with the westerly line of said Parcel 3A, South $01^{\circ}32'31''$ East, 759.69 feet;

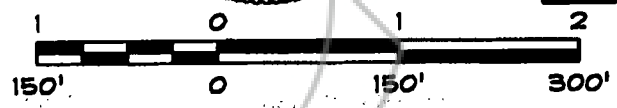
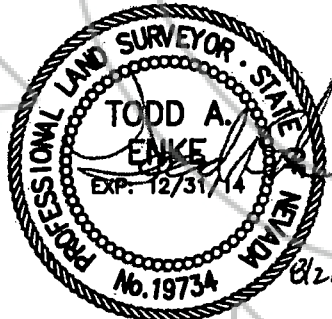
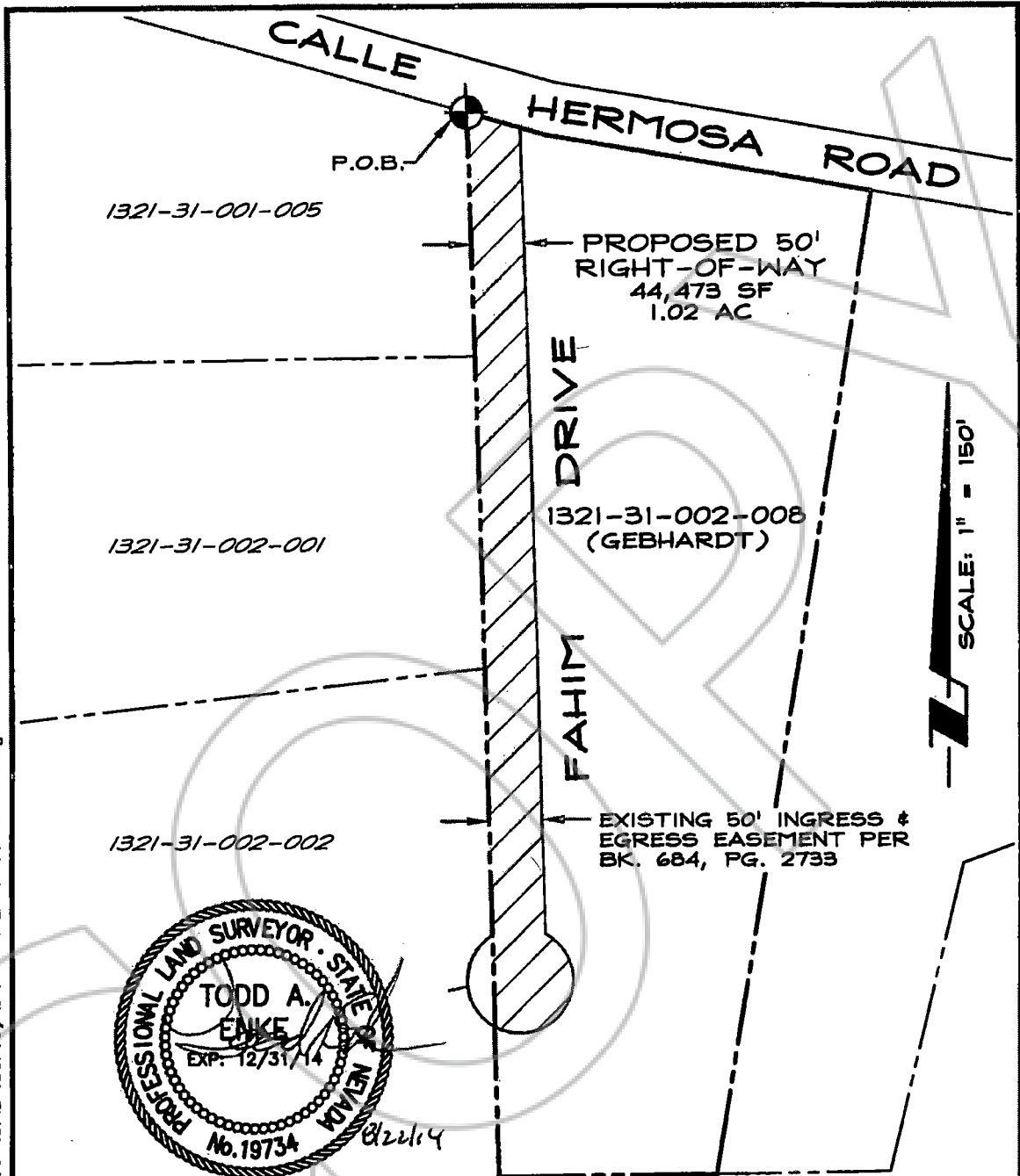
thence along the arc of a non-tangent curve to the right having a radius of 50.00 feet, a central angle of $180^{\circ}00'00''$, arc length of 157.08 feet and having a chord bearing and distance of South $28^{\circ}27'29''$ West, 100.00 feet to a point on said westerly line of Parcel 3A;

thence along said westerly line of Parcel 3A, North $01^{\circ}32'31''$ West, 862.16 feet to the **POINT OF BEGINNING**, containing 44,473 square feet or 1.02 acres, more or less.

The Basis of Bearing for this description is identical to that certain Record of Survey for Anthony S. Watkins, Charles D. Jones, G.N. and R.M. Johnson, and Allen J. and E. Allie filed for record May 9, 1984 in said office of Recorder, in Book 584, at Page 755, as Document No. 100579.

Prepared By: R.O. ANDERSON ENGINEERING, INC.
P.O. Box 2229
Minden, Nevada 89423

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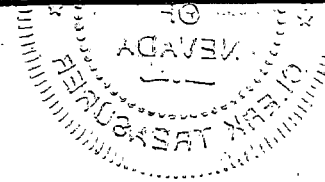


RO Anderson
 WWW.ROANDERSON.COM

NEVADA: 1603 Emerald Ave, P.O. Box 2229, Primm, NV 89423
 CALIFORNIA: 545 Tahoe Keys Blvd, Suite A-2, South Lake Tahoe, CA 96150
 P: 775.782.2322 F: 775.782.7084
 P: 530.600.1660 F: 775.782.7084

EXHIBIT
PROPOSED 50' RIGHT-OF-WAY
FAHIM DRIVE
DOUGLAS COUNTY, NEVADA

08/22/14



**STATE OF NEVADA
DECLARATION OF VALUE**

FOR RECORDERS OPTIONAL USE ONLY
Document/Instrument#: _____
Book: _____ Page: _____
Date of Recording: _____
Notes: _____

1. Assessor Parcel Number (s)
a) 1321-31-002-008
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

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

4. If Exemption Claimed:
a. Transfer Tax Exemption, per NRS 375.090, Section: 2
b. Explain Reason for Exemption: Douglas County is a political subdivision of the State of Nevada

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 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 *Dave N. Gebhardt* Capacity Chair, Douglas County Board of County Commissioners

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
Print Name: Dave & Megan Gebhardt
Address: 2185 Calle Hermosa Rd
City: Gardnerville
State: NV Zip: 89410

BUYER (GRANTEE) INFORMATION
(REQUIRED)
Print Name: Douglas County
Address: P.O. Box 218
City: Minden
State: NV Zip: 89423

COMPANY/PERSON REQUESTING RECORDING
(REQUIRED IF NOT THE SELLER OR BUYER)
Print Name: Cynthia Gregory, Deputy District Attorney Escrow # _____
Address: P.O. Box 218
City: Minden State: NV Zip: 89423

COPY

Douglas County

State of Nevada

CERTIFIED COPY

I certify that the document to which this certificate is attached is a full and correct copy of the original record on file in the Clerk-Treasurer's Office on this

11th day of Feb, 2015

By [Signature] Deputy

