

Assessor's Parcel Number: 1320-33-402-075

Date: MARCH 12, 2015

Recording Requested By: \_\_\_\_\_

Name: JEANE COX, COMMUNITY DEVELOPMENT

Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

Real Property Transfer Tax: \$ N/A



KAREN ELLISON, RECORDER E02

GRANT, BARGAIN, SALE DEED #2015.053  
(Title of Document)

FILED

NO. 2015.053

2015 MAR 12 AM 11:53

DOUGLAS COUNTY  
CLERK

BY [Signature] DEPUTY

APN: 1320-33-402-075

RECORDING REQUESTED BY AND  
MAIL TO:

Rowe Hales Yturbide, LLP.  
Michael Smiley Rowe, Esq.  
P. O. Box 2080  
Minden, NV 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 26<sup>th</sup> day of January Two Thousand Fifteen (2015), for good and valuable consideration, the receipt of which is hereby acknowledged, Grantor, TOWN OF GARDNERVILLE (hereinafter "GRANTOR") hereby grants, bargains and sells to DOUGLAS COUNTY, NEVADA, a political subdivision of the State of Nevada, (hereinafter "GRANTEE") and to the agents, employees, successors and assigns of such GRANTEE forever, all of that interest of GRANTOR to a portion of the property located in State of Nevada, County of Douglas, Assessor's Parcel No. 1320-33-402-075 located in Douglas County, Nevada. Such conveyance to GRANTEE is more particularly described as follows:

**SEE EXHIBIT "A" ATTACHED HERETO**

Such conveyance to Grantee was previously recorded as Document No. 7725 on December 11, 1950 in Book Z of Deeds, Page 353.

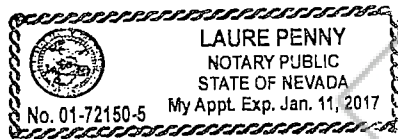


A C K N O W L E D G E M E N T

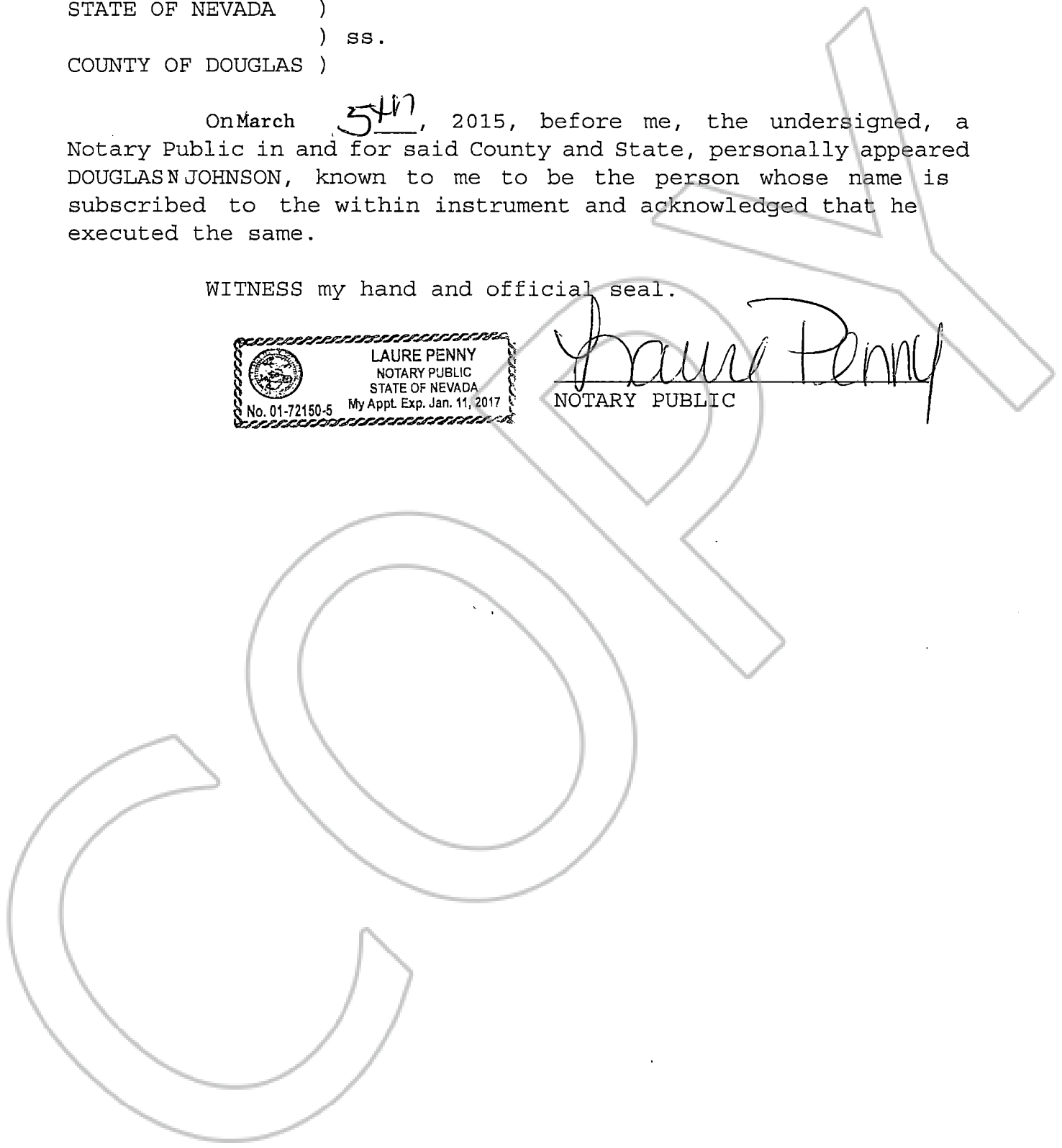
STATE OF NEVADA    )  
                                  ) ss.  
COUNTY OF DOUGLAS )

On March 5<sup>th</sup>, 2015, before me, the undersigned, a Notary Public in and for said County and State, personally appeared DOUGLAS N JOHNSON, known to me to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same.

WITNESS my hand and official seal.



*Laure Penny*  
\_\_\_\_\_  
NOTARY PUBLIC



**DESCRIPTION  
AREA TO DOUGLAS COUNTY**

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

A parcel of land as described in the grant from James E. Hickey and Marie H. Hickey to the Unincorporated Town of Gardnerville as recorded December 11, 1950 in the office of Recorder, Douglas County, Nevada in Book Z of Deeds, at Page 353, as Document No. 7725, more particularly described as follows pursuant to said grant:

*Being a triangular piece or parcel of land located in the Town of Gardnerville, at the intersection of the westerly side of Mission Street with the northerly side of Main Street or State Highway, lying in a portion of the SE1/4 of the SW1/4 of Section 33, T.13N., R.20E., M.D.B. & M., and more particularly described by metes and bounds as follows, to wit:*

*Beginning at a point on the southwest corner of the parcel, on the northerly side of said State Highway, said point of beginning further described as bearing N.82°42'07"E. a distance 231.60 feet from the so-called Dettling Monument, said Monument being described as bearing S.89°51'10"W. a distance of 3972.70 feet from the southeast corner of Section 33 of said Township and Range; thence from the point of beginning N.0°14'W. a distance of 28.77 feet to a point on the westerly side of Mission Street; thence S.41°44'E. along the westerly side of said Mission Street a distance of 38.42 feet to a point at the intersection with the northerly side of the State Highway; thence S.89°46'W. along the northerly side of said State Highway a distance of 25.46 feet to the point of beginning, said parcel containing 366 square feet, more or less; And it is expressly understood and agreed that there shall never be any sign or signs, or obstructions, or any kind of character, put upon or placed upon the property herein described.*

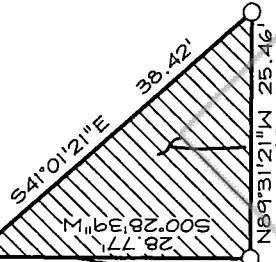
Prepared By: R.O. Anderson Engineering, Inc.  
P.O. Box 2229  
Minden, Nevada 89423



03-31-14

MISSION STREET

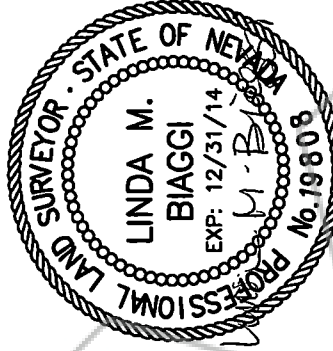
1320-33-402-075  
TOWN OF GARDNERVILLE



POINT OF BEGINNING

BK. Z OF DEEDS,  
PG. 353  
366 SF

\*\*NOTE: BEARINGS HAVE BEEN ROTATED FROM THE ORIGINAL DEED TO REFLECT THE FIELD SURVEY.



U.S. HIGHWAY 395

**RO Anderson**

1603 EMERALDA AVENUE / POST OFFICE BOX 2229  
MINDEN, NEVADA 89423  
PHONE: (775) 782-2822 / FAX: (775) 782-7084  
WEB SITE: [WWW.ROANDERSON.COM](http://WWW.ROANDERSON.COM)

EXHIBIT 'A'  
AREA TO DOUGLAS COUNTY  
LOCATED WITHIN S1/2SW1/4 SECTION 33,  
T.13N., R.20E., M.D.M.

01/15/14

COPY

Douglas County

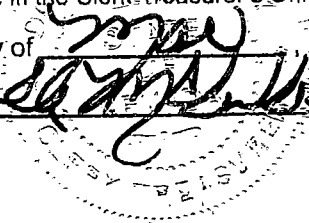
State of Nevada

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

12<sup>th</sup> day of May, 2015

By [Signature] Deputy



STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
  - a) 1320-33-402-075
  - b) \_\_\_\_\_
  - c) \_\_\_\_\_
  - d) \_\_\_\_\_

2. Type of Property:
 

a) <input type="checkbox"/> Vacant Land	b) <input type="checkbox"/> Single Fam. Res.
c) <input type="checkbox"/> Condo/Twnhse	d) <input type="checkbox"/> 2-4 Plex
e) <input type="checkbox"/> Apt. Bldg	f) <input checked="" type="checkbox"/> Comm' / Ind'l
g) <input type="checkbox"/> Agricultural	h) <input type="checkbox"/> Mobile Home
i) <input type="checkbox"/> Other _____	

FOR RECORDERS OPTIONAL USE ONLY	
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: \$ \_\_\_\_\_  
 Real Property Transfer Tax Due: \$ \$0.00

4. If Exemption Claimed:
  - a. Transfer Tax Exemption per NRS 375.090, Section # 2
  - b. Explain Reason for Exemption: Tax Sale from Taxes due to the County. County donated  
The parcel to the town to clean up the contaminated site and build a gateway to downtown.

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 [Signature] Capacity Town Manager

Signature [Signature] Capacity Chairman

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

Town of Gardnerville

Print Name: \_\_\_\_\_  
 Address: 1407 Hwy 395 N.  
 City: GARDNERVILLE  
 State: Nevada Zip: 89410

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

Douglas County

Print Name: \_\_\_\_\_  
 Address: 1616 8th St.  
 City: MINDEN  
 State: Nevada Zip: 89423

**COMPANY/PERSON REQUESTING RECORDING**

(required if not the seller or buyer)

Print Name: \_\_\_\_\_ Escrow # \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

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