

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 #2015.054
(Title of Document)

FILED

NO. 2015,054

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 26th 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. 502690 on January 14, 1987 in Book 187, Page 1242.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Witness my hand this 26 day of January, 2015.

GRANTOR:

TOWN OF GARDNERVILLE

By: Tom Dallaire
Tom Dallaire
Town Manager

GRANTEE:

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

By: Ray N. Phelan
Chairman, Board of Commissioners

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

STATE OF NEVADA)
) ss.
COUNTY OF DOUGLAS)

On January 26th, 2015, before me, the undersigned, a Notary Public in and for said County and State, personally appeared TOM DALLAIRE, 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.



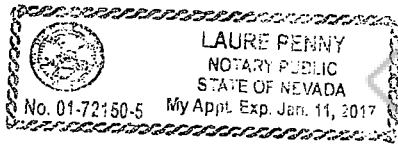
Marie L. Nicholson
NOTARY PUBLIC

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

STATE OF NEVADA)
) ss.
COUNTY OF DOUGLAS)

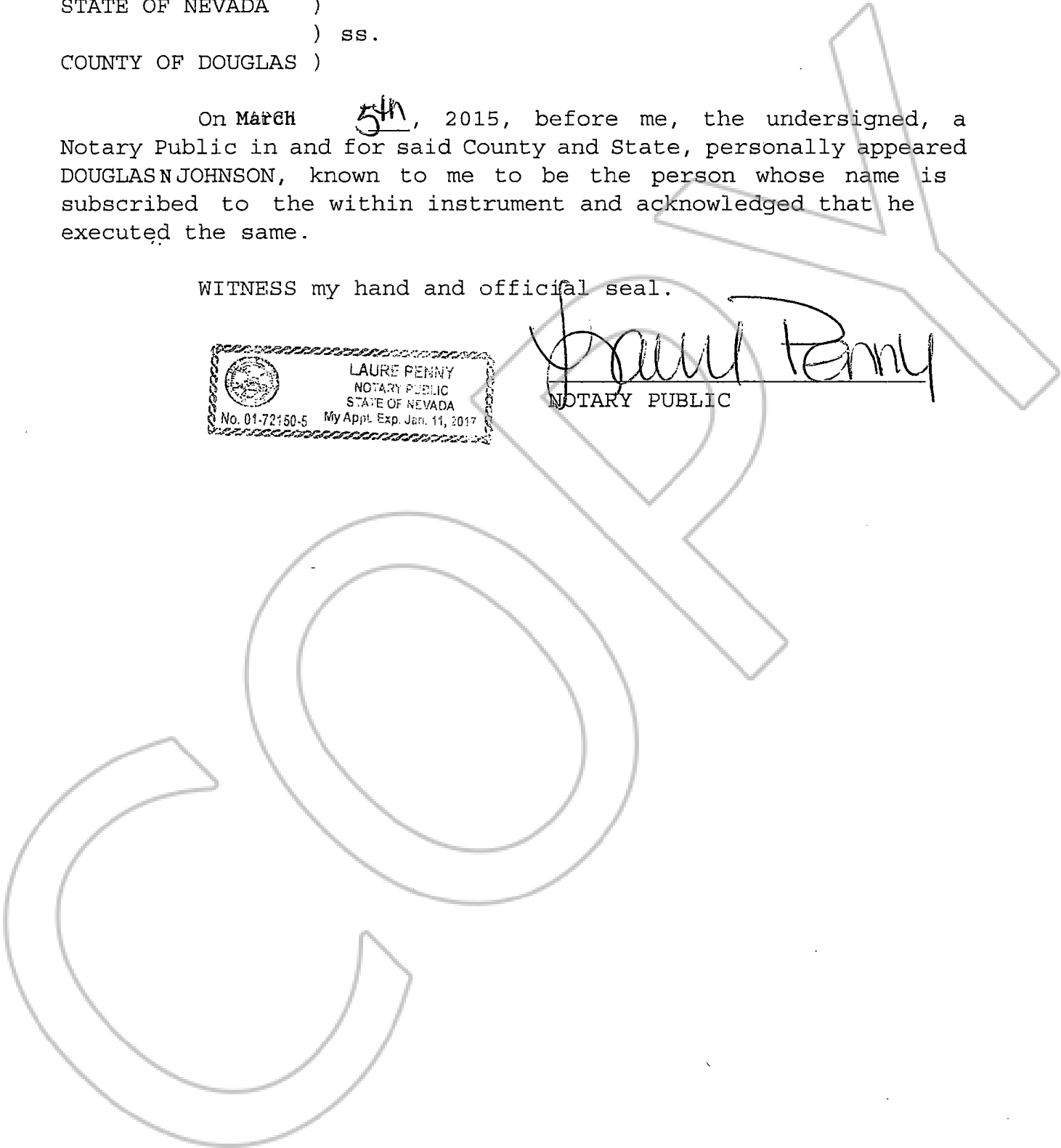
On March 5th, 2015, before me, the undersigned, a Notary Public in and for said County and State, personally appeared DOUGLAS N JOHNSON, known to me to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same.

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 located within a portion of the South one-half of the Southwest one-quarter (S1/2SW1/4) of Section 33, Township 13 North, Range 20 East, Mount Diablo Meridian, more particularly described as follows:

Commencing at an angle point in the southerly line of Mission Street as described within Parcel 2 of the Deed of Correction recorded January 14, 1987 in the office of Recorder, Douglas County, Nevada in Book 187, at Page 1242, as Document No. 148436;

thence along the easterly line of said Parcel 2, South 00°28'39" West, 8.77 feet to the POINT OF BEGINNING;

thence continuing along said easterly line of Parcel 2, South 00°28'39" West, 20.00 feet to a point on the northerly line of U.S. Highway 395, also known as Main Street;

thence along said northerly line of Main Street, North 89°31'21" West, 20.00 feet;

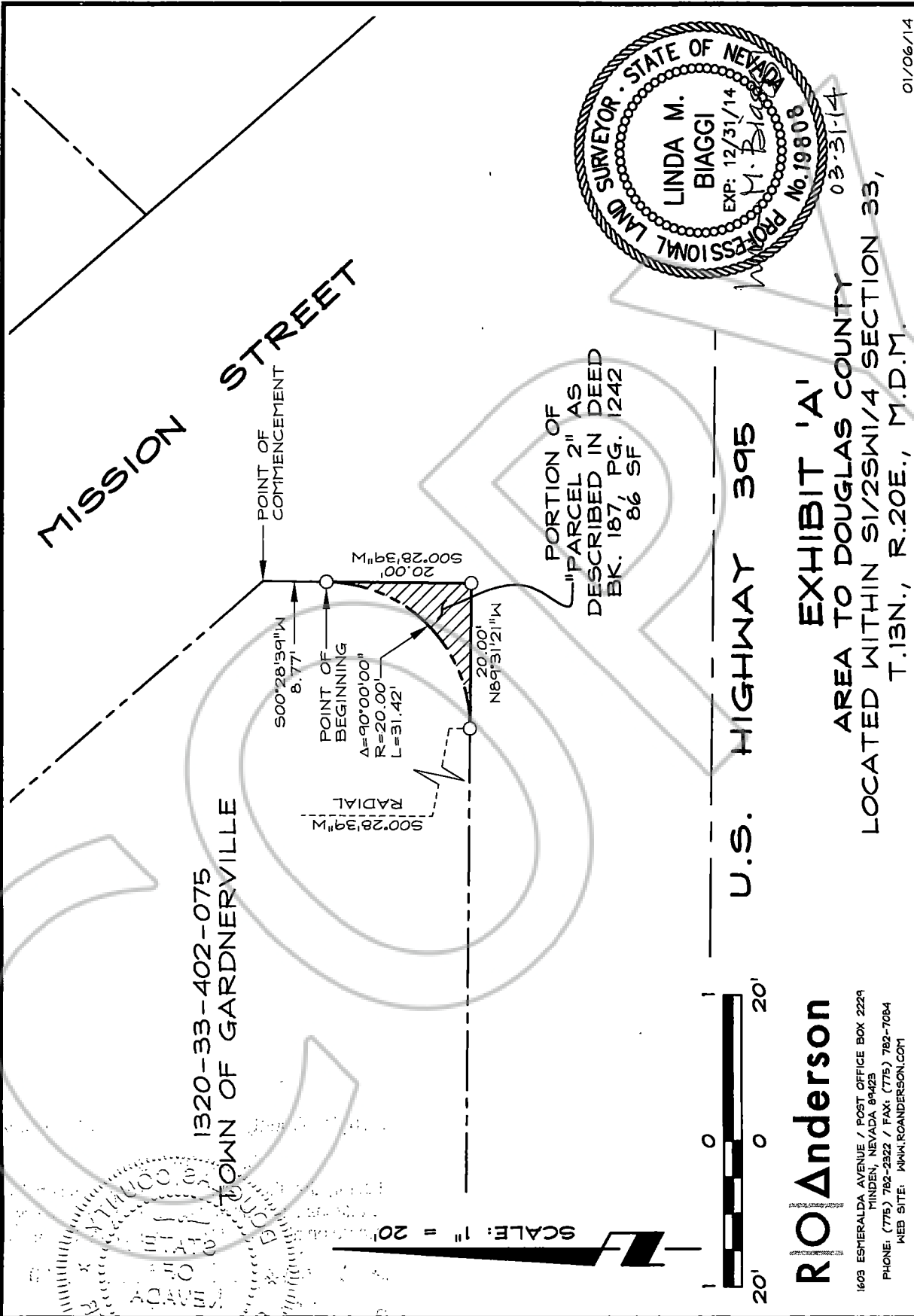
thence along the easterly line of Parcel 1 as described in said Deed of Correction, along the arc of a non-tangent curve to the left with a radial bearing of South 00°28'39" West to said curve, having a radius of 20.00 feet, and an arc length of 31.42 feet to the POINT OF BEGINNING, containing 86 square feet, more or less.

The Basis of Bearing of this description is South 40°41'36" East, the northerly line of Mission Street as shown on the Record of Survey to Support a Boundary Line Adjustment for Hellwinkel Exemption, Marital, and Survivor's Trusts and Robertson Family Exemption Trust filed for record October 31, 2011 in the office of Recorder, Douglas County, Nevada as Document No. 791703.

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

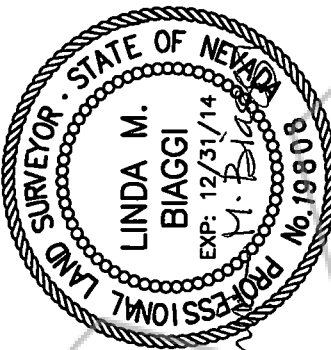


03-31-14



1320-33-402-075
TOWN OF GARDNERVILLE

PORTION OF
"PARCEL 2" AS
DESCRIBED IN DEED
BK. 187, PG. 1242
8% SF



RO Anderson
1603 ESTERLALDA AVENUE / POST OFFICE BOX 2229
MINDEN, NEVADA 89423
PHONE: (775) 782-2322 / FAX: (775) 782-7084
WEB SITE: WWW.ROANDERSON.COM

03-31-14

01/06/14

Y:\Client Files\139B\139B-010\CAD\Survey\Exhibits\139B-010QUITCLAIM TO DO CO.dwg 3/31/2014 6:17:16 AM Linda M. Biaggi

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

12th day of MAR, 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) Vacant Land
 - b) Single Fam. Res.
 - c) Condo/Twnhse
 - d) 2-4 Plex
 - e) Apt. Bldg
 - f) Comm'/Ind'l
 - g) Agricultural
 - h) Mobile Home
 - i) 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)**

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

Town of Gardnerville
 Print Name: _____
 Address: 1407 Hwy 395 N.
 City: GARDNERVILLE
 State: Nevada Zip: 89410

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)