

DOUGLAS COUNTY, NV
RPTT:\$0.00 Rec:\$15.00
\$15.00 Pgs=2
NORTHERN NEVADA TITLE CC
KAREN ELLISON, RECORDER
2015-859436
03/31/2015 08:54 AM
E07

WHEN RECORDED MAIL TO:
Jason R. Acevedo

897 Ironwood Dr. Ste 203
Minden, Nevada 89423

Escrow No. N1500030-WD

The undersigned hereby affirms that this document submitted for recording does not contain the social security number of any person or persons.
(Pursuant to NRS 239b.030)

APN No.: 1219-14-002-061
R.P.T.T. \$ 0.00

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Monica J.M. Acevedo, an unmarried woman

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Jason R. Acevedo, an unmarried man

all that real property situated in the County of Douglas, State of Nevada, described as follows:
SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

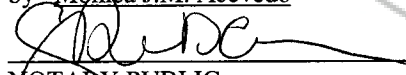
Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.



Monica J.M. Acevedo

STATE OF NEVADA
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on, March 18, 2015
by Monica J.M. Acevedo


NOTARY PUBLIC


WENDY DUNBAR
Notary Public - State of Nevada
Appointment Recorded in Douglas County
No: 02-79065-5 - Expires December 18, 2018

Escrow No. N1500030-WD

**EXHIBIT A
LEGAL DESCRIPTION**

All that certain real property situate within a portion of the South half (S 1/2) of Section 14, Township 12 North, Range 19 East, Mount Diablo Meridian, County of Douglas, State of Nevada, described as follows:

A portion of Parcel 2-B, as shown on that certain Parcel Map for Don and Toni Rooker, recorded February 6, 1989, in Book 289, at Page 605, as Document No. 195861 in the Official Records of Douglas County, Nevada, more particularly described as follows:

Beginning at the most Southerly corner of Parcel 2-B of said Parcel Map, Document No. 195681, marked by a 5/8" rebar with cap, PLS 1586;

thence North 20°43'46" West, 104.65 feet;

thence South 70°36'S0" West, 50.01 feet;

thence North 20°43'46" West, 228.08 feet;

thence North 77°15'20" East, 89.82 feet;

thence South 39°36'47" East, 42.70 feet;

thence North 65°39'20" East, 52.86 feet;

thence North 78°28'23" East, 104.56 feet;

thence South 18°52'45" East, 273.95 feet;

thence South 71°02'22" West, 200.00 feet to the Point of Beginning.

Reference is made as Adjusted Parcel 2B as set forth on that certain Record of Survey recorded June 24, 2003 in Book 0603 of Official Records, at Page 12989, as Document No. 581164.

Note: Legal description previously contained in Document No. 848518 recorded August 22, 2014 in Book 814, Page 5680, Official Records of Douglas County, State of Nevada.

STATE OF NEVADA-DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

- a) 1219-14-002-061
- 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
 Book _____ Page _____
 Date of Recording: _____
 Notes: _____

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property) \$ 0.00
 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 #5 _____
- b. Explain Reason for Exemption: Mother deeding off title to Son 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 [Signature] Capacity Escrow Agent
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)

(REQUIRED)

Print Name: Monica J.M. Acevedo
 Address: 897 Ironwood Dr, Ste. 203
Minden, NV 89423
 City, State, Zip

Print Name: Jason R. Acevedo
 Address: 897 Ironwood Dr Ste 203
Minden, NV 89423
 City, State Zip

COMPANY/PERSON REQUESTING RECORDING (Required if not the Seller or Buyer)

Print Name: Northern Nevada Title Company Escrow #: N1500030-WD
 Address: 1483 Highway 395, Suite B
 City, State, Zip: Gardnerville, NV 89410