

DOUGLAS COUNTY, NV  
RPTT:\$3198.00 Rec:\$16.00  
\$3,214.00 Pgs=3 04/29/2015 11:09 AM  
FIRST AMERICAN TITLE MINDEN  
KAREN ELLISON, RECORDER

A.P. No. 1219-03-001-036  
Escrow No. 143-2479382-Rt/VT  
R.P.T.T. \$3,198.00

*WHEN RECORDED RETURN TO:*

Scott John Hamann and Mary Beth Hamann  
1304 Foothill Road  
Gardnerville, NV 89460

*MAIL TAX STATEMENTS TO:*

1304 Foothill Road  
Gardnerville, NV 89460

**GRANT, BARGAIN and SALE DEED**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Raymond L. Henricksen, an unmarried man and Donna Brandt, an unmarried woman as joint tenants

do(es) hereby *GRANT, BARGAIN and SELL* to

Scott John Hamann and Mary Beth Hamann, Husband and Wife, as community property with right of survivorship the real property situate in the County of Douglas, State of Nevada, described as follows:

**PARCEL 1:**

**BEING A PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 3, TOWNSHIP 12 NORTH, RANGE 19 EAST, M.D.B.& M., IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEGINNING AT THE NORTHWEST CORNER OF PARCEL 1 OF THAT CERTAIN RECORD OF SURVEY IN SUPPORT OF A BOUNDARY LINE ADJUSTMENT FOR MIKE BUFFO AND CECIL FAIRCHILD, RECORDED IN BOOK 693, PAGE 4674 AS DOCUMENT NO. 310417 OF THE OFFICE RECORDS OF SAID DOUGLAS COUNTY,**

**THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID PARCEL 1, SOUTH 89°47'09" EAST, 384.60 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF FOOTHILL ROAD;**

**THENCE SOUTHEASTERLY ALONG SAID RIGHT-OF-WAY LINE, SOUTH 18°40'13" EAST, 20.08 FEET;**

**THENCE NORTH 89°47'09" WEST, 267.79 FEET;**

**THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID PARCEL 1, SOUTH 6°09'17" EAST, 441.85 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 1;**

**THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID PARCEL 1, NORTH 89°50'51" WEST, 429.65 FEET TO A POINT ON THE WESTERLY LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 3;**

**THENCE NORTHERLY ALONG SAID WESTERLY LINE, NORTH 0°12'00" EAST, 233.59 FEET;**

**THENCE SOUTH 89°47'09" EAST, 213.00 FEET;**

**THENCE NORTH 31°19'09" EAST, 85.98 FEET TO A POINT ON THE WESTERLY LINE OF SAID PARCEL 1;**

**THENCE NORTHERLY ALONG SAID WESTERLY LINE; NORTH 0°12'00" EAST, 151.38 FEET TO THE POINT OF BEGINNING.**

**PARCEL 2:**

**AN EASEMENT FOR INGRESS, EGRESS AND PUBLIC UTILITIES OVER THE NORTHERLY 11 FEET OF PARCEL 2 AS SHOWN ON RECORD OF SURVEY RECORDED JUNE 8, 1994 IN BOOK 684, PAGE 797, AS INSTRUMENT NO. 101945 OF OFFICIAL RECORDS, DOUGLAS COUNTY, NEVADA.**

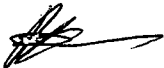
**NOTE: THE ABOVE METES AND BOUNDS LEGAL DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED JANUARY 19, 2011 IN BOOK 111, PAGE 3931 AS INSTRUMENT NO. 777148 OF OFFICIAL RECORDS, DOUGLAS COUNTY, NEVADA.**

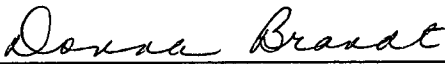
Subject to:

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

*TOGETHER* with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

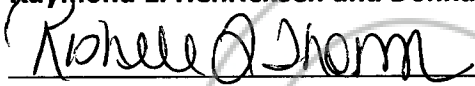
Date: 04/23/2015

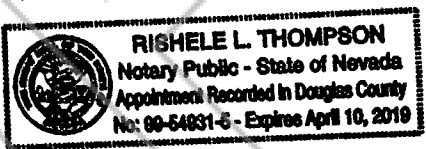
  
Raymond L. Henricksen

  
Donna Brandt

STATE OF **NEVADA** )  
                                  : **ss.**  
COUNTY OF                )  
**DOUGLAS**

This instrument was acknowledged before me on  
4/24/15 by  
**Raymond L. Henricksen and Donna Brandt.**

  
Notary Public  
(My commission expires: 4/10/19 )



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated  
04/23/2015 under Escrow No. 143-2479382

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1219-03-001-036
- 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	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3. a) Total Value/Sales Price of Property: \$820,000.00
- b) Deed in Lieu of Foreclosure Only (value of (\$ \_\_\_\_\_))
- c) Transfer Tax Value: \$820,000.00
- d) Real Property Transfer Tax Due \$3,198.00

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: \_\_\_\_\_
- b. Explain reason for exemption: \_\_\_\_\_

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: \_\_\_\_\_

Capacity: agent

Signature: \_\_\_\_\_

Capacity: \_\_\_\_\_

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

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

Print Name: Raymond L. Henricksen

Print Name: Scott John Hamann and

Address: PO Box 60

Print Name: Mary Beth Hamann

City: Amado

Address: 1304 Foothill Rd

State: AZ Zip: 85645

City: Gardnerville

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**

First American Title Insurance

State: NV Zip: 89460

Print Name: Company

File Number: 143-2479382 R/CPC

Address: 1663 US Highway 395, Suite 101

City: Minden

State: NV Zip: 89423

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