

DOUGLAS COUNTY, NV **2015-862602**
RPTT:\$1809.60 Rec:\$15.00
\$1,824.60 Pgs=2 **05/22/2015 03:29 PM**
NORTHERN NEVADA TITLE CC
KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO:
Randall Tanaka
Amber Tanaka
1220 Stephanie Way
Minden, NV 89423

Escrow No. N1500356-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.: 1420-33-101-004
R.P.T.T. \$1809.60

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED


THIS INDENTURE WITNESSETH: That Charles L. Barone and Leslie Barone, Husband and Wife, as Joint Tenants

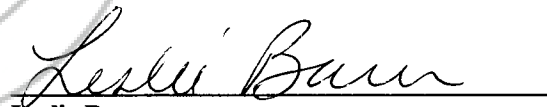
FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Randall Tanaka and Amber Tanaka, Husband and Wife, as Joint Tenants

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 a total combined duty of 1.5 acre-feet of water appurtenant to the parcel from Permit 48962/Cert 12868 and Permit 49863/Cert 12896.

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

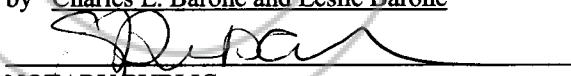

Charles L. Barone

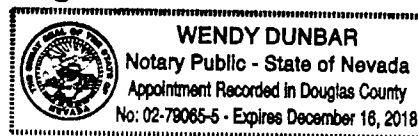

Leslie Barone

STATE OF NEVADA
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on, May 18, 2015
by Charles L. Barone and Leslie Barone


NOTARY PUBLIC



**EXHIBIT A
LEGAL DESCRIPTION**

PARCEL 1:

COMMENCING at the Northwest corner of the Northwest $\frac{1}{4}$ of Section 33, Township 14 North, Range 20 East, M.D.B.&M., thence East along the North Section line of said Section 33, a distance of 530 feet to the TRUE POINT OF BEGINNING; thence continuing along said North line a distance of 150 feet; thence South and parallel to the West line of the Northwest $\frac{1}{4}$ of said Section 33, a distance of 290.4 feet; thence West 150 feet; thence North 290.4 feet to the TRUE POINT OF BEGINNING.

PARCEL 2:

All that certain piece, portion or parcel of land situate in the Northwest $\frac{1}{4}$ of Section 33, Township 14 North, Range 20 East, M.D.B.&M., Douglas County, Nevada and more particularly described as follows:

COMMENCING at the Northwest corner of the Northwest $\frac{1}{4}$ of said Section 33; thence North $89^{\circ}59'46''$ East along the North section line of said Section 33, 680.00 feet to the Northeast corner of the L.C. Barone property as described in the Deed recorded in Book 63 at Page 662, as Document No. 43118, Official Records of Douglas County, Nevada which point is also the Northwest corner of Parcel 1 of the Parcel Map for Nevada Carson Inc., as recorded in Book 585 at Page 538 as Document No. 116950, Official Records of Douglas County, Nevada, said point also being the TRUE POINT OF BEGINNING; thence continuing along the aforesaid North Section line North $89^{\circ}59'46''$ East 76.22 feet; thence leaving said Section line South $00^{\circ}07'46''$ West 290.40 feet to the Northerly right of way line of Stephanie Lane; thence South $89^{\circ}59'46''$ West along said right of way line 75.90 feet to the Southeast corner of the aforesaid L.C. Barone property; thence North $00^{\circ}03'59''$ East along the Easterly line of said Barone property 290.40 feet to the TRUE POINT OF BEGINNING.

Said land more fully shown as a portion of Parcel 1 on that certain parcel map for Nevada Carson, Inc., recorded May 7, 1985 in Book 585 of Official Records at Page 538, Douglas County, Nevada as Document No. 116950.

Note: Legal description previously contained in Book 0599 at Page 2341 as Document No. 467866 recorded on May 13, 1999.

STATE OF NEVADA-DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

- a) 1420-33-101-004
- 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) \$ 464,000 -

Transfer Tax Value \$ 464,000 -

Real Property Transfer Tax Due: \$ 1,809.60

4. If Exemption Claimed

- a. Transfer Tax Exemption, per NRS 375.090, Section _____
- b. Explain Reason for Exemption: _____

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 (REQUIRED)	BUYER (GRANTEE) INFORMATION (REQUIRED)
Print Name: <u>Charles L. & Leslie Barone</u>	Print Name: <u>Randall & Amber Tanaka</u>
Address: <u>1220 Stephanie Way</u> <u>Minden, NV 89423</u>	Address: <u>1830 Helman Drive</u> <u>Gardnerville, NV 89410</u>
City, State, Zip	City, State, Zip

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

Print Name: Northern Nevada Title Company Escrow #: N1500356-WD

Address: 1483 Highway 395, Suite B

City, State, Zip: Gardnerville, NV 89410