

APN#: 1319-03-811-032
RPTT: \$1,665.30

DOUGLAS COUNTY, NV
RPTT:\$1665.30 Rec:\$18.00
\$1,683.30 Pgs=5
ETRCO, LLC
KAREN ELLISON, RECORDER

2015-862777

05/28/2015 11:42 AM

Recording Requested By:
Western Title Company
Escrow No.: 071769-TEA
When Recorded Mail To:
Brandon A. Reed
345 Genoa Springs
Genoa, NV 89411

Mail Tax Statements to: (deeds only)
Same as Above

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons.

(Per NRS 239B.030)

Signature _____
Traci Adams Escrow Officer

Grant, Bargain, and Sale Deed

This page added to provide additional information required by NRS 111.312
(additional recording fee applies)

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That

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

Pierre Redmond, an unmarried man

do(es) hereby GRANT(s) BARGAIN SELL and CONVEY to

Brandon A. Reed, an unmarried man

and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Genoa, County of Douglas State of Nevada bounded and described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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

Dated: 05/06/2015

Pierre Redmond
Pierre Redmond

STATE OF *Nevada*


COUNTY OF *Douglas*

This instrument was acknowledged before me on

May 13, 2015

By Pierre Redmond.

TR
Notary Public

 **TRACI ADAMS**
Notary Public - State of Nevada
Appointment Recorded In Douglas County
No: 89-1891-5 - Expires January 5, 2019

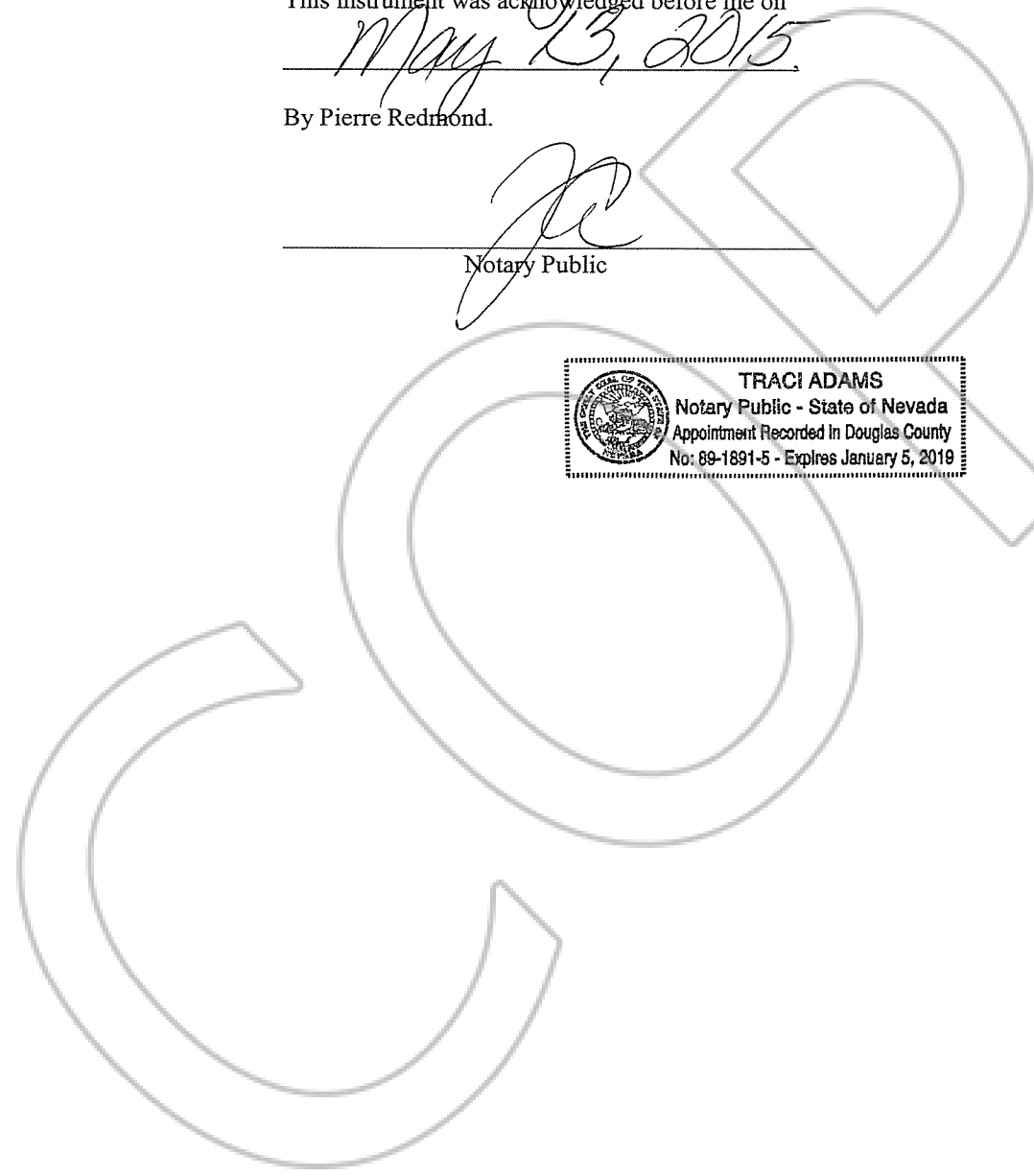
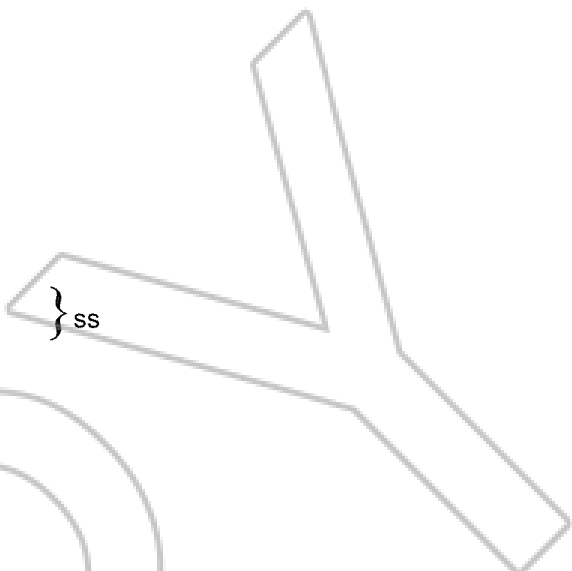


EXHIBIT "A"

The land referred to herein is situated in the State of Nevada, County of Douglas, described as follows:

PARCEL I:

Lot 32 Block B, of the Final Map of GENOA LAKES PHASE 2, a Planned Unit Development, Recorded June 2, 1994 in the Official Records of Douglas County, State of Nevada as Document Number 338683.

PARCEL II:

That certain Exclusive Use and Landscape Easement located within a portion of the South one-half of Section 3, Township 13 North, Range 19 East, M.D.B. & M., Douglas County Nevada, being more particularly described as follows:

Commencing at the Northeasterly corner of Unit 32 as shown on the final Map for Genoa Lakes Phase 2 Planned

Unit Development Document No. 338683 of the Douglas County Recorder's Office, said point bears S. 38°18'12"

W., 35.21 feet from Tie Point "C" as Shown on Said Genoa Lakes Phase 2 Final Map;

Thence s. 51°54'44" W., along the Northerly line of said Unit 32, 54.33 feet to the TRUE POINT OF BEGINNING;

Thence S. 51°54'44" W., 35.00 feet;

Thence S. 40°01'16" E., 39.52 feet;

Thence S. 41°03'19" E., 38.94 feet;

Thence N. 46°38'49" E., 35.00 feet to the Northwesterly corner of Unit 31 as shown on said Genoa Lakes Phase 2

Final Map;

Thence N. 46°38'49" E., along the Northerly line of said Unit 31, 24.00 feet;

Thence N. 43°21'11" W., 4.00 feet;

Thence N. 46°38'49" E., 17.17 feet;

Thence N. 38°05'16" W., 12.24 feet to a point on the Southerly line of said Unit 32;

Thence along the Southerly and Westerly boundary lines of said Unit 32 the following 8 courses:

S. 51°54'44" W., 56.50 feet;

N. 38°05'16" W., 15.67 feet;

N. 51°54'44" E., 3.67 feet;

N. 38°05'16" W., 1.83 feet;

N. 51°54'44" E., 6.00 feet;

N. 38°05'16" W., 28.00 feet;

N. 51°54'44" E., 3.00 feet;

N 38°05'16" W., 9.67 feet to the TRUE POINT OF BEGINNING.

NOTE: The above metes and bounds description appeared previously in that certain Grant, Bargain, and Sale Deed recorded in the office of the County Recorder of Douglas County, Nevada on October 7, 2013, as Document No. 831757, in Book 1013, Page 1497 of Official Records.

Assessor's Parcel Number(s):

1319-03-811-032

STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)

- a) 1319-03-811-032
- 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	
DOCUMENT/INSTRUMENT #:	_____
BOOK _____	PAGE _____
DATE OF RECORDING:	_____
NOTES:	_____

3. Total Value/Sales Price of Property: \$427,000.00

Deed in Lieu of Foreclosure Only (value of property) (_____)

Transfer Tax Value: \$427,000.00

Real Property Transfer Tax Due: \$1,665.30

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 [Handwritten Signature] Capacity grantor
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: Pierre Redmond
 Address: 3535 Executive Terminal Drive #100
 City: Henderson
 State: NV Zip: 89052

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Brandon A. Reed
 Address: 345 Genoa Springs
 City: Genoa
 State: NV Zip: 89411

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: eTRCo, LLC. On behalf of Western Title Company

Esc. #: 071769-TEA

Address: Douglas Office
1513 Highway 395, Suite 101

City/State/Zip: Gardnerville, NV 89410

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