

DOUGLAS COUNTY, NV **2015-863858**
RPTT:\$409.50 Rec:\$15.00
\$424.50 Pgs=2 06/11/2015 11:35 AM
NORTHERN NEVADA TITLE CC
KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO:
Barbara Weaver Johnson, Trustee of the Barbara
Weaver Johnson Living Trust dated March 5, 1999

P.O. BOX 3570

LAS CRUCES, NM 88003

MAIL TAX STATEMENTS TO:
Barbara Weaver Johnson, Trustee of the Barbara
Weaver Johnson Living Trust dated March 5, 1999
P.O. BOX 3570

LAS CRUCES, NM 88003

Escrow No. N1500585-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.: 1320-33-401-047
R.P.T.T. \$ 409.50

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Timothy E. Jacobsen, a married man as his sole and separate property

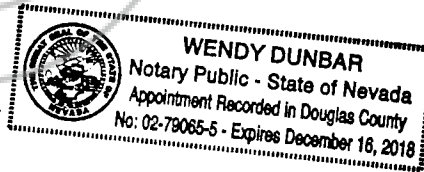
FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Barbara Weaver Johnson, Trustee of the Barbara Weaver Johnson Living Trust dated March 5, 1999

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.



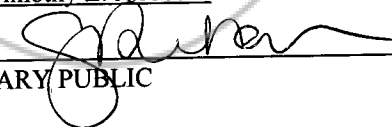
Timothy E. Jacobsen



STATE OF NEVADA
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on, June 10, 2015
by Timothy E. Jacobsen


NOTARY PUBLIC

**EXHIBIT A
LEGAL DESCRIPTION**

COMMENCING at a point in the Town of Gardnerville where Minnie Street or sometimes called Douglas Avenue, intersects with an alley running East from said point along the North side of said alley, a distance of eighty-one (81') feet; thence running Northerly a distance of sixty (60') feet; thence running Southwesterly a distance of eighty (80') feet to The Point of Beginning.

Together with all improvements thereon. The same being a triangle-shape piece of land.

Commencing at a point three (3') feet from the South bank of the Jepsen-Martin and Ezell ditch, and being the Southwest corner of the Richford Lot, and running thence West along the North side of Alley one hundred sixteen (116') feet, the place of beginning; thence West along the North side of alley, twenty-one (21') feet and six (6") inches to a point where the Howard Lot line would intersect alley if extended through triangular piece of land formerly reserved by Jespersen for Jespersen for drive-way; thence Northerly along the Easterly side of the triangular driveway and the Easterly side of the Howard Lot seventy-three (73') feet and six (6') inches to the Chris Neddenriep and Hickeys Lots twenty-six (26') feet; thence Southerly eighty-eight (88') feet to The Place of Beginning.

Together with all the water rights and ditch privileges now belonging to said land; also the triangular driveway.

A triangular piece of land described as follows:

Nineteen (19') feet of land running along alley in an Easterly direction for the East end of the Otto G. Neilsen (now Archie Howard) Lot; thence running seventy-three (73') feet, more or less, in a Northerly direction of the Chris Neddenriep Lot; thence running a distance of sixty (60') feet, more or less, Southerly to The Point of Beginning, lying and being in the Town of Gardnerville, County of Douglas, State of Nevada.

Note: Legal description previously contained in Document No. 174972, recorded March 24, 1988 in Book 388, Page 3168, Official Records of Douglas County, State of Nevada.

STATE OF NEVADA-DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

- a) 1320-33-401-047
- 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) \$105,000.00
 Transfer Tax Value \$ _____
 Real Property Transfer Tax Due: \$105,000.00
\$ 409.50

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>Timothy E. Jacobsen</u>	Print Name: <u>Barbara Weaver Johnson, Trustee of the Barbara Weaver Johnson Living Trust dated March 5, 1999</u>
Address: <u>P.O. Box 74</u> <u>Minden, NV 89423</u> City, State, Zip	Address: <u>P.O. BOX 3570</u> <u>LAS CRUCES, NM 88003</u> City, State Zip

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

Print Name: Northern Nevada Title Company Escrow #: N1500585-WD
 Address: 1483 Highway 395, Suite B
 City, State, Zip: Gardnerville, NV 89410