

A.P.N.: 1319-09-801-011 and 1319-16-001-002  
File No: 143-2485029 (NMP)  
R.P.T.T.: \$3,252.60 C

DOUGLAS COUNTY, NV  
RPTT:\$3252.60 Rec:\$16.00  
\$3,268.60 Pgs=3  
2015-864078  
06/15/2015 10:50 AM  
FIRST AMERICANTITLE STATELINE  
KAREN ELLISON, RECORDER

When Recorded Mail To: Mail Tax Statements To:  
Eckhardt  
P.O. Box 779  
Arroyo Seco, NM 87514

***GRANT, BARGAIN and SALE DEED***

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

James Sacherman, as Trustee of the James Sacherman Revocable Trust, dated May 1, 2006

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

Richard H. Eckhardt JR, Trustee of The Richard H. Eckhardt, Jr. Heritage Trust U/A  
February 17, 1989

the real property situate in the County of Douglas, State of Nevada, described as follows:

**ALL THAT CERTAIN LOT, PIECE, PARCEL OR PORTION OF LAND SITUATE, LYING AND BEING WITHIN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 9, AND THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 13 NORTH, RANGE 19 EAST, M.D.B. & M., DOUGLAS COUNTY, NEVADA MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**PARCEL 1:**

**A LOT LINE ADJUSTMENT BETWEEN PARCEL 1 AND PARCEL 3 AS DESCRIBED IN THAT DEED FROM THE DOUGLAS P. BAILEY PROFIT SHARING TRUST, DOUGLAS P. BAILEY, TRUSTEE TO CENTURY OAK FINANCIAL INC., A NEVADA CORPORATION, FILED FOR RECORD IN BOOK 391 AT PAGE 2357 AS DOCUMENT NO. 246928, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**COMMENCING AT THE 1/16 CORNER COMMON TO AFORESAID SECTION 9 AND 16 AS SHOWN ON THE RECORD OF SURVEY FOR DOUG BAILEY FILED FOR RECORD IN BOOK 790 AT PAGE 3038 AS DOCUMENT NO. 230684, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA; THEN ALONG THE WEST LINE OF AFORESAID PARCEL 3.**

**SOUTH 00°14'38" EAST A DISTANCE OF 155.00 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 3; THENCE ALONG THE SOUTH LINE OF SAID PARCEL 3.**

**NORTH 89°54'57" EAST A DISTANCE OF 47.40 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTH LINE.**

**NORTH 89°54'57" EAST A DISTANCE OF 246.36 FEET TO A POINT THAT INTERSECTS THE SOUTHERLY EXTENSION OF THE EAST BOUNDARY OF LOT 267 OF BLOCK 5 OF GENOA; THENCE ALONG SAID SOUTHERLY EXTENSION.**

**NORTH 00°06'02" WEST A DISTANCE OF 155.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 267; THENCE ALONG THE EAST LINE OF LOTS 267, 266, 265, 264 OF SAID BLOCK 5.**

**NORTH 00°06'02" WEST A DISTANCE OF 166.53 FEET; THEN LEAVING SAID EAST LINE.**

**SOUTH 79°11'34" WEST A DISTANCE OF 230.00 FEET; THENCE SOUTH 04°04'45" WEST A DISTANCE OF 279.46 FEET TO THE TRUE POINT OF BEGINNING.**

**SAID LAND IS NOW KNOWN AS PARCEL B OF THAT CERTAIN LOT LINE ADJUSTMENT RECORDED ON JULY 2, 1991, IN BOOK 791, AT PAGE 354, AS DOCUMENT NO. 354377.**

**PARCEL 2:**

**BEING A RIGHT OF WAY 20 FEET IN WIDTH FOR INGRESS AND EGRESS, AS DISCLOSED BY THAT CERTAIN RECORD OF SURVEY OF RIDL, LTD., RECORDED MAY 16, 1979 IN BOOK 579, AT PAGE 1069, AS DOCUMENT NO. 32482, OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA.**

**NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED JUNE 15, 2005, IN BOOK 0605, PAGE 6136, AS INSTRUMENT NO. 646856.**

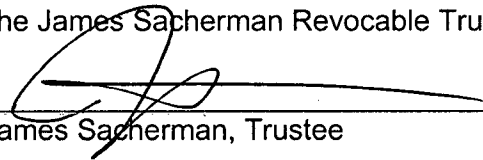
Subject to

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.

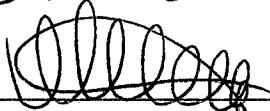
Date: 04/30/2015

The James Sacherman Revocable Trust

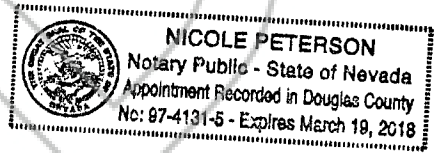
  
James Sacherman, Trustee

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

This instrument was acknowledged before me on June 8 2015 by  
James Sacherman

  
\_\_\_\_\_  
Notary Public

(My commission expires: 3/19/18 )



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **April 30, 2015** under Escrow No. **143-2485029**.

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1319-09-801-011
- b) 1319-16-001-002
- 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: \$834,000.00
- b) Deed in Lieu of Foreclosure Only (value of ( \$ \_\_\_\_\_ ))
- c) Transfer Tax Value: \$834,000.00
- d) Real Property Transfer Tax Due \$3,252.60

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: [Signature]

Capacity: Grantor

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

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

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

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

The James Sacherman  
Print Name: Revocable Trust  
Address: P.O. Box 563  
City: Genoa  
State: NV Zip: 89411

Richard H. Eckhardt JR  
Print Name: Richard H. Eckhardt JR  
Address: P.O. Box 1779  
City: Arroyo Seco  
State: NH Zip: 87514

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

First American Title Insurance  
Print Name: Company  
Address: 1663 US Highway 395, Suite 101  
City: Minden

File Number: 143-2485029 NMP/NMP  
State: NV Zip: 89423

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