

DOUGLAS COUNTY, NV **2015-874445**
RPTT:\$390.00 Rec:\$15.00
\$405.00 Pgs=2 12/23/2015 11:20 AM
TICOR TITLE - GARDNERVILLE
KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO:
Marvin L. Smith
3329 Dog Leg Drive
Minden, NV 89423

MAIL TAX STATEMENTS TO:
Marvin L. Smith
same as above

Escrow No. 1505590-RLT

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.: 1420-31-000-009
R.P.T.T. \$ 390.00

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Virginia Peck-Arlington, a married woman

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Marvin L. Smith and Rosana Herran de Smith, 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 all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Virginia Peck-Arlington
Virginia Peck-Arlington

New York
STATE OF NEVADA
COUNTY OF DOUGLAS *Erle*

} ss:

This instrument was acknowledged before me on, 16 December, 2015
by Virginia Peck-Arlington

NOTARY PUBLIC

LEONID SHAPIRO
Notary Public - State of New York
No. 015H6112934
Qualified in Erle County
My Comm. Expires July 12, 2016

Escrow No. 1505590-RLT

**EXHIBIT A
LEGAL DESCRIPTION**

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

That portion of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 31, Township 14 North, Range 20 East, M.D.B.&M., that is described as follows:

Beginning at a point on a fence line which bears North $89^{\circ}56'00''$ West a distance of 1945.28 feet from the East $\frac{1}{4}$ Section corner of said Section 31; thence South a distance of 347.77 feet to a point; thence West a distance of 625.35 feet to an intersection with the Eastern right of way line of Nevada State Highway Route 3 (U.S. 395), which right of way line is 20 feet Easterly of, measured at right angles, and parallel with the surveyed centerline of said highway; thence North $0^{\circ}04'30''$ West along said Eastern right of way line a distance of 348.50 feet to an intersection with a fence line; thence South $89^{\circ}56'00''$ East along said fence line a distance of 625.81 feet to the point of beginning.

Note: Legal description previously contained in Book 293 at Page 4479 as Document No. 300538 recorded on February 26, 1993.

APN: 1420-31-000-009

STATE OF NEVADA-DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

- a) 1420-31-000-009
b)
c)
d)

2. Type of Property:

- a) [x] 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) \$100,000.00
Transfer Tax Value \$
Real Property Transfer Tax Due: \$100,000.00
\$390.00

4. If Exemption Claimed

- a. Transfer Tax Exemption, per NRS 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.

Signature Virginia Peck-Arlington Capacity Grantor
Signature Capacity

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: Virginia Peck-Arlington
Address: 16 Four Seasons Circle
Amherst, NY 14226
City, State, Zip

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Marvin L. Smith and Rosam Henkan de Smith
Address: 3329 Dogleg Lane
Minden, NV 89423
City, State Zip

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

Print Name: Ticor Title of Nevada, Inc. Escrow #: 1505590-RLT
Address: 1483 Highway 395, Suite B
City, State, Zip: Gardnerville, NV 89410