

DOUGLAS COUNTY, NV

2016-876643

RPTT:\$0.00 Rec:\$19.00

\$19.00 Pgs=6

02/11/2016 03:24 PM

ETRCO, LLC

KAREN ELLISON, RECORDER

E03

APN# : 1220-04-101-017

**Recording Requested By:**

Western Title Company, Inc.

**Escrow No.:** 065216-TEA

**When Recorded Mail To:**

Sharyon Katsaris

1289 Toler Lane

Gardnerville, NV 89410

**Mail Tax Statements to: (deeds only)**

same as above

(space above for Recorder's use only)

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**

**This Document is bring re-recorded to show the correct legal description in Document No. 845663**

\_\_\_\_\_  
**Grant, Bargain, Sale Deed**

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

**EXHIBIT "A"**

**All that certain lot, piece or parcel of land situate in the Town of Gardnerville, County of Douglas, State of Nevada, bounded and described as follows:**

**A parcel of land located in the Northeast 1/4 of the Northwest 1/4 of Section 4, Township 12 North, Range 20 East, M.D.B. & M., in the TOWN OF GARDNERVILLE, County of Douglas, State of Nevada, more particularly described as follows, to-wit:**

**BEGINNING at the Northwest corner of the parcel on the South side of the County Roadway, a distance of 33.36 feet South of the North line of Township 12 North, said point of beginning being further described as bearing South 88°10'50" East , a distance of 917.85 feet from the established 1/16 corner on the Township line, said corner bearing North 77°22'20" West , a distance of 12.63 feet from the so-called Dettling Monument in Gardnerville; thence from said point of beginning North 89°51' East along the roadway right-of-way line, a distance of 60.00 feet to a point; thence South 0°09' East along the property and fence line, a distance of 150.00 feet to a point; thence South 89°51' West a distance of 60.00 feet to a point; thence North 0°09' West, a distance of 150.00 feet to the POINT OF BEGINNING.**

**EXCEPT THEREFROM the Northerly 4 feet of said land for public thoroughfare as Quitclaim deeded to the Board of County Commissioners in Quitclaim Deed dated February 8, 1960, executed by Stanley and Kirstine Bray, husband and wife, et al, recorded February 10, 1960, in Book 1, Page 329, Document No. 15601, Official Records of Douglas County, Nevada.**

**ALSO FURTHER EXCEPTING THEREFROM any portion of said land thereof that may lie within the line of Toler Avenue (formerly Douglas Avenue), as it now exists.**

**NOTE: The above metes and bounds description appeared previously in that certain Quitclaim Deed recorded in the office of the County Recorder of Douglas County, Nevada on July 12, 2007, as Document No. in Book 0707, Page 3968, Document No. 705061 of Official Records.**

**Assessor's Parcel Number(s):  
1220-04-101-017**

APN#: 1220-04-101-017  
RPTT: \$659.10

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Western Title Company  
Escrow No.: 065216-TEA  
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1289 Toler Lane  
Gardnerville, NV 89410

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

DOC # 845663  
07/02/2014 03:45PM Deputy: SG  
OFFICIAL RECORD  
Requested By:  
eTRCO, LLC  
Douglas County - NV  
Karen Ellison - Recorder  
Page: 1 of 3 Fee: \$16.00  
BK-714 PG-771 RPTT: 659.10



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,

Robert V. Withrow and Marc Robert Withrow, Trustees of the Withrow Family Trust, dated April 30, 2006, created under the R and L Withrow Revocable Trust

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

Sharyon Katsaris, an unmarried woman

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

All that certain lot, piece or parcel of land situate in the Town of Gardnerville, County of Douglas, State of Nevada, bounded and described as follows:

A parcel of land located in the Northwest 1/4 of Section 4, Township 12 North, Range 20 East, M.D.B. & M., more particularly described as follows, to-wit:

COMMENCING at a point which bears South 88°10'50" East, a distance of 917.85 feet from the established 1/16 corner of Section 4, Township 12 North, Range 20 East, M.D.B.&M.; thence North 89°51'00" East along the Southerly line of Toler Avenue (formerly Douglas Avenue) 60 feet wide, a distance of 60.00 feet to the True Point of Beginning; said point being further described as the Northeast corner of the parcel of land conveyed to Ellen Dressler by Deed of Correction recorded February 3, 1975, in Book 275, Page 13, Document No. 77975, Official Records of Douglas County, Nevada; thence South 0°09'090" East, a distance of 150 feet, to the Southwest corner of the herein described parcel; thence at a right angle Easterly, a distance of 50 feet to the Southeast corner of the parcel; thence at a right angle in a Northerly direction, a distance of 150 feet to the Northeast corner of the parcel; thence at a right angle Westerly, a distance of 50 feet to the Point of Beginning.

EXCEPT THEREFROM the Northerly 4 feet of said land for public thoroughfare as Quitclaim deeded to the Board of County Commissioners in Quitclaim Deed dated February 8, 1960, executed by Stanley and Kirstine Bray, husband and wife, et al, recorded February 10, 1960, in Book 1, Page 329, Document No. 15601, Official Records of Douglas County, Nevada.

ALSO FURTHER EXCEPTING THEREFROM any portion of said land thereof that may lie within the line of Toler Avenue (formerly Douglas Avenue), as it now exists.

NOTE: The above metes and bounds description appeared previously in that certain Quitclaim Deed recorded in the office of the County Recorder of Douglas County, Nevada on July 12, 2007, as Document No. in Book 0707, Page 3970, Document No. 705062 of Official Records.

Grant, Bargain and Sale Deed – Page 2

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

Dated: 06/19/2014

The Withrow Family Trust, dated April 30, 2006,  
created under the R and L Withrow Revocable Trust

*Robert V. Withrow*  
Robert V. Withrow, Trustee

*Marc Robert Withrow*  
Marc Robert Withrow, Trustee

STATE OF *Nevada*

COUNTY OF *Douglas*

This instrument was acknowledged before me on  
*June 27, 2014*

} ss

By Robert V. Withrow and Marc Robert Withrow.

*Traci E. Adams*  
Notary Public



COPY

Certified Copy

The foregoing instrument is a full, true and correct copy of the original on file in the office of the County Recorder of Douglas County, State of Nevada. Per NRS 239b.030 Sec.5 the SSN may be redacted, but in no way affects the legality of the document.

Witnessed my hand this \_\_\_\_\_

day of February 2016

By: John D. Atwell

Deputy Recorder

STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)

- a) 1220-04-101-017
- b)

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: \$0.00

Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )

Transfer Tax Value: \$0.00

Real Property Transfer Tax Due: \$0.00

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section #3
- b. Explain Reason for Exemption: re-record to show the correct legal description in Document No. 845663

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 \_\_\_\_\_

Capacity escrow officer

Signature \_\_\_\_\_

Capacity \_\_\_\_\_

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

**Print Name:** Robert V. Withrow and Marc Robert Withrow, Trustees of the Withrow Family Trust, dated April 30, 2006, created under the R and L Withrow Revocable Trust

**Address:** 1632 37th Street  
**City:** Sacramento  
**State:** CA **Zip:** 95836

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

**Print Name:** Sharyon Katsaris

**Address:** 1289 Toler Lane  
**City:** Gardnerville  
**State:** NV **Zip:** 89410

**COMPANY/PERSON REQUESTING RECORDING**

(required if not the seller or buyer)

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

**Esc. #:** 065216-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)