

DOUGLAS COUNTY, NV

2016-877754

RPTT:\$0.00 Rec:\$19.00

\$19.00 Pgs=6

03/04/2016 10:06 AM

ETRCO, LLC

KAREN ELLISON, RECORDER

E03

APN#: 1320-06-001-012

RPTT: #3

Recording Requested By:

Western Title Company, Inc.

Escrow No.: 076347-TEA

When Recorded Mail To:

Christopher P. Bently

1597 Esmeralda

Minden, NV 89423

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 being re-recorded to show the correct legal description from the previously recorded Document No. 2016-876067

Grant, Bargain, and Sale Deed

This document is being
recorded as an
accommodation only.

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

Exhibit 1
LEGAL DESCRIPTION
PARCEL 1 per RECORD OF SURVEY Doc. No. 2015-861831

A parcel of land located within the northeast one-quarter of Section 6, Township 13 North, Range 20 East, MDM, Douglas County, Nevada, being more particularly described as follows:

BEGINNING at a point on the easterly right-of-way line of U.S. Highway 395, which bears S. 62°15'16" W., 2900.26 feet from the northeast corner of said Section 6, also being the northwest corner of the 34.65 acre Hopkins parcel as shown on the Record of Survey To Support a Lot Line Adjustment For Robert W. & Lenore T. Hopkins, Filed for record January 9, 1990, in Book 190, Page 1642, as Document No. 217909, Official Records of Douglas County, Nevada;

thence along the northerly boundary line of said Hopkins parcel, S. 89°39'17" E., 1,121.44 feet to a point on the westerly boundary line of Parcel 1 as shown on the Record of Survey to Support a Lot Line Adjustment for Donald E. Bently, filed for record August 8, 1995, in Book 895, Page 1269, as Document No. 367915, Official Records;

thence along said northerly boundary line of Parcel 1, S. 89°39'17" E., 156.14 feet;

thence S. 00°36'48" E., 1,326.83 feet to a point on the southerly boundary line of said Parcel 1;

thence S. 89°43'53" W., 1,282.83 feet to the southwest corner of said Hopkins parcel, also being a point on said easterly right-of-way line of U.S. Highway 395;

thence along said right-of-way line, N. 00°22'56" W, 1,340.50 feet to the POINT OF BEGINNING;

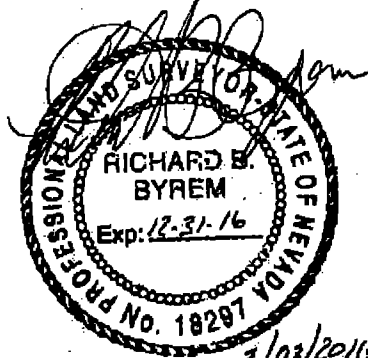
Containing 39.193 acres, more or less.

Basis Of Bearing:

The southerly right-of-way line of Johnson Lane, as shown on the Record of Survey to Support a Lot Line Adjustment for Donald E. Bently, filed for record August 8, 1995, in Book 895, Page 1269, as Document No. 367915, Official Records of Douglas County, Nevada. (N. 89°47'25" E.)

PREPARED BY:

Richard B. Byrem, Nevada PLS No. 18297
Resource Concepts, Inc.
P.O. Box 11796
212 Elks Point Road, Suite 443
Zephyr Cove, NV 89448
(775) 588-7500



APN#: 1320-06-001-012

RPTT: #5

Recording Requested By:

Western Title Company

Escrow No. 076347-TEA

When Recorded Mail To:

Christopher P. Bently

1597 Esmeralda

Minden, NV. 89423

DOUGLAS COUNTY, NV	2016-876067
RPTT:\$0.00 Rec:\$16.00	
\$16.00 Pgs=3	01/29/2016 01:27 PM
ETRCO, LLC	
KAREN ELLISON RECORDER	E05

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 being recorded as an accommodation only.

Grant, Bargain, and Sale Deed

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

APN#: 1320-06-001-012

RPTT: #5

Recording Requested By:
Western Title Company
Escrow No. 076347-TEA
When Recorded Mail To:
Christopher P. Bently
1597 Esmeralda
Minden, NV, 89423

Recorded Electronically
ID 2016-870067
County Douglas
Date 11/29/15 Time 1:27pm
Simplifile.com 800.460.5657

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

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Grant, Bargain, and Sale Deed

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GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That Camille Bently, a married woman, in consideration of \$10.00, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to Christopher P. Bently, a married man as his sole and separate property all that real property situated in the City of Minden, County of Douglas, State of Nevada described as follows:

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

A portion of the Northeast one-quarter of Section 6, Township 13 North, Range 20 East, MDB&M, Douglas County, Nevada, being more particularly described as follows:

BEGINNING at a point on the Easterly right-of-way line of U.S. Highway 395 which bears S. 43°33'02" W., 3712.46 feet from the Northeast corner of said Section 6;

thence N. 00°22'56" W., along said Easterly right-of-way line, 1340.50 feet to a point near a fence corner;

thence S. 89°39'17" E., along a fence line, 1121.41 feet;

thence S. 01°13'19" E., 1328.66 feet to a fence line;

thence S. 89°43'53" W., along a fence line, 1140.82 feet to the POINT OF BEGINNING.

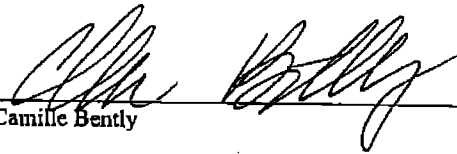
REFERENCE is made to the following Record of Survey to Support Lot Line Adjustment Maps for ROBERT W. HOPKINS, etux, recorded January 9, 1990, as Document No. 217909 and for CHARLES WAYNE EDWARDS, etux, recorded February 1, 1990, as Document No. 219344.

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 November 25, 2014, as Document No. 2014-853350 of Official Records.

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

Grantor and Grantee are wife and husband. It is the intention of Grantor that Grantee shall henceforth have and hold said real property as his sole and separate property. By this conveyance, Grantor releases any community interest that she might now have or be presumed to hereafter acquire in the above described property.

Dated: 01/25/2016




Camille Bently

STATE OF Nevada

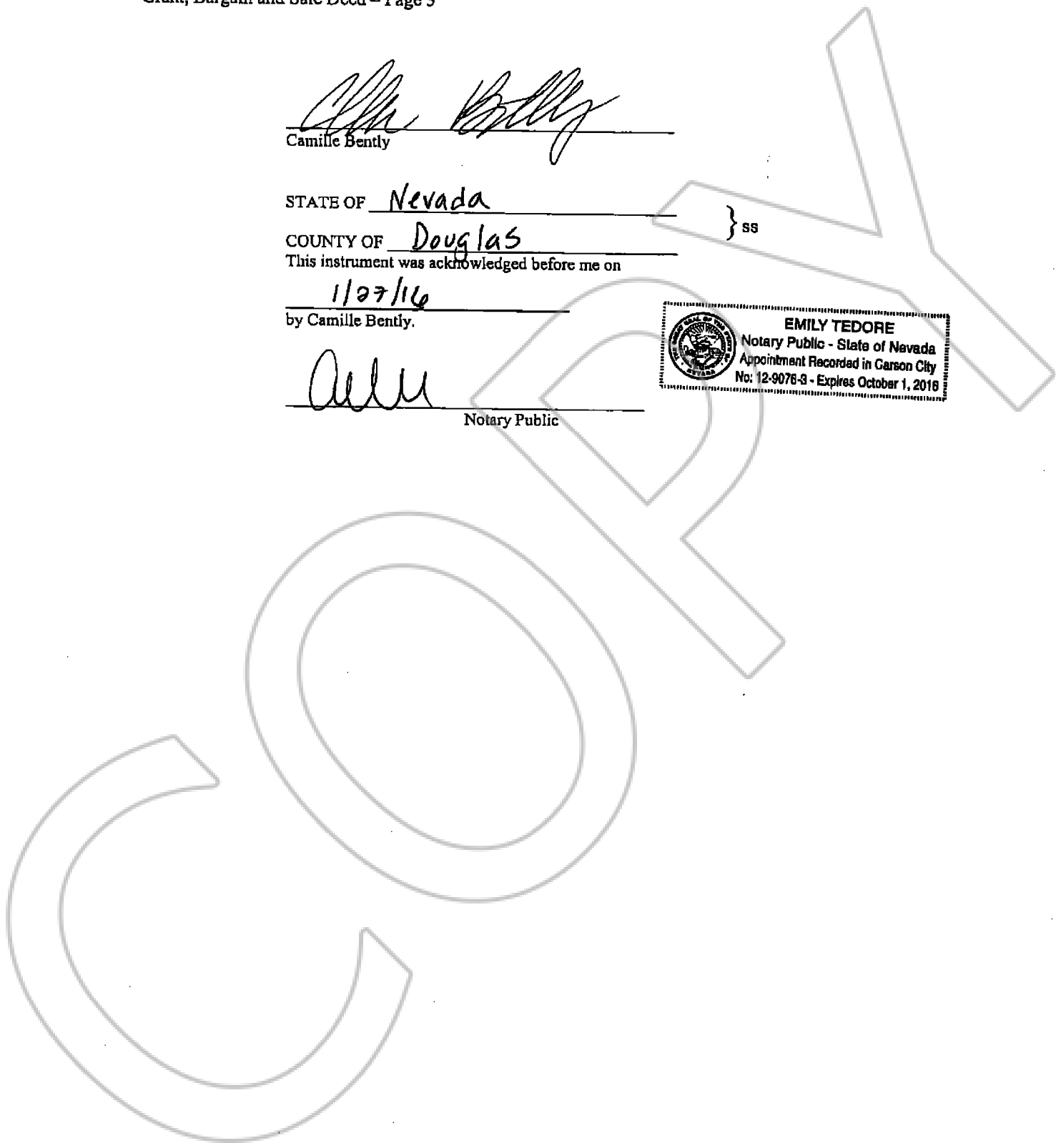
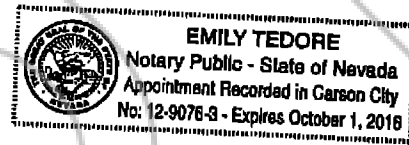
COUNTY OF Douglas

This instrument was acknowledged before me on

11/27/16
by Camille Bently.



Notary Public



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
 a) 1320-06-001-012
 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: Document is being re-recorded to show the correct legal description from the previously recorded Document No. 2016-876067 without consideration

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: Camille Bently
 Address: 1597 Esmeralda Avenue
 City: Minden
 State: NV Zip: 89423

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: Christopher P. Bently
 Address: 1597 Esmeralda
 City: Minden
 State: NV Zip: 89423

COMPANY/PERSON REQUESTING RECORDING
 (required if not the seller or buyer)
 Print Name: eTRCo, LLC. On behalf of Western Title Company
 Address: Douglas Office
 1513 Highway 395, Suite 101
 City/State/Zip: Gardnerville, NV 89410

Esc. #: 076347-TEA