

DOUGLAS COUNTY, NV
RPTT:\$485.55 Rec:\$16.00
\$501.55 Pgs=3
FIRST AMERICAN TITLE MINDEN
KAREN ELLISON, RECORDER

2016-879463

04/15/2016 02:07 PM

A.P.N.: 1320-33-402-068
File No: 143-2500482 (JL)
R.P.T.T.: \$485.55 C

When Recorded Mail To: Mail Tax Statements To:
Larry Spivey
1411 Amanda Court
Gardnerville, NV 89460

GRANT, BARGAIN and SALE DEED

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

Rick Ackerson, an unmarried man

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

Larry Spivey, a married man as his sole and separate property

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

**A PARCEL OF LAND LOCATED WITHIN THE SOUTHWEST QUARTER OF SECTION 33,
TOWNSHIP 13 NORTH, RANGE 20 EAST, M.D.B. & M., AND MORE PARTICULARLY
DESCRIBED AS FOLLOWS:**

**COMMENCING AT AN ALUMINUM CAP MARKING THE SOUTHEAST CORNER OF
SECTION 33, TOWNSHIP 13 NORTH, RANGE 20 EAST, M.D.B. & M.;**

**THENCE NORTH 84°01'12" WEST A DISTANCE OF 4,089.94 FEET TO A POINT ON THE
SOUTHWEST RIGHT-OF-WAY LINE OF MISSION STREET WHICH IS THE TRUE POINT
OF BEGINNING;**

**THENCE SOUTH 45°01'01" WEST A DISTANCE OF 197.64 FEET TO A POINT OF THE
NORTHEAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 395;**

**THENCE NORTH 44°54'23" WEST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF
49.97 FEET;**

**THENCE NORTH 45°01'01" EAST A DISTANCE OF 202.37 FEET TO A POINT ON THE
SOUTHWEST RIGHT-OF-WAY LINE OF MISSION STREET;**

**THENCE SOUTH 39°29'59" EAST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF
50.20 FEET TO THE TRUE POINT OF BEGINNING.**

**REFERENCE IS MADE TO RECORD OF SURVEY RECORDED FEBRUARY 26, 1996, BOOK
296, PAGE 4044, AS DOCUMENT NO. 381950.**

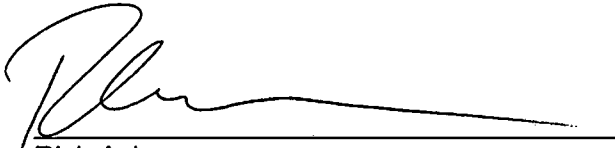
NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED OCTOBER 10, 2012 IN BOOK 1012, PAGE 2802 AS INSTRUMENT NO. 810676, OF OFFICIAL RECORDS DOUGLAS COUNTY, NEVADA.

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: 03/07/2016



Rick Ackerson

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

This instrument was acknowledged before me on 4-14-16 by
Rick Ackerson.


Notary Public
(My commission expires: 3/16/17)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **March 07, 2016** under Escrow No. **143-2500482.**

 **J. LANE**
Notary Public-State of Nevada
APPT NO. 98-1380-5
My App. Expires March 16, 2017

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1320-33-402-068
- 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	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3. a) Total Value/Sales Price of Property: \$124,391.31
- b) Deed in Lieu of Foreclosure Only (value of (\$ _____))
- c) Transfer Tax Value: \$124,391.31
- d) Real Property Transfer Tax Due \$485.55

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)

Print Name: Rick Ackerson
 Address: 1636 Carval Court
 City: Menden
 State: NV Zip: 89423

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Larry Spivey
 Address: 1411 Amanda Court
 City: Gardnerville
 State: NV Zip: 89460

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

First American Title Insurance
 Print Name: Company File Number: 143-2500482 JL/JL
 Address 1663 US Highway 395, Suite 101
 City: Minden State: NV Zip: 89423

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