

DOUGLAS COUNTY, NV

2016-882025

RPTT:\$1657.50 Rec:\$16.00

\$1,673.50 Pgs=3

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LINEAR TITLE & CLOSING LTD.

KAREN ELLISON, RECORDER

This Instrument Prepared by:
Certified Document Solutions
17345 Civic Drive, Unit 1961
Brookfield, WI 53045
File Number: MCM-526676-SS

Return to and mail tax statements to:
Garth Jackson
1522 Saltbush Court
Gardnerville, NV 89410

Parcel ID#: 1320-36-001-011

GRANT, BARGAIN, SALE DEED

This indenture, made this 1 day of June, 2016
between CATHERINE R. HARLANDER, UNMARRIED, whose post office address is 1522 Saltbush CRT
Gardnerville, NV, Grantor(s), and GARTH JACKSON, AN UNMARRIED MAN, whose post office address is
1522 Saltbush Court, Gardnerville, NV 89410, Grantee(s).

Witnesseth, that said Grantor(s), for in consideration of the sum of TEN (\$10.00) DOLLARS, and other good and valuable considerations in hand paid by Grantee(s), the receipt whereof is hereby acknowledged, do(es) hereby Grant, Bargain, Sell and Convey unto the said Grantee(s) forever, all the right, title, interest, claim and demand which the said Grantor(s) has/have in and to the following described lot, piece or parcel of land, situate, lying and being in Douglas County, Nevada, to-wit:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"

Property Address: 1522 Saltbush Court, Gardnerville, NV 89410

- Subject to:
1. Taxes for the current fiscal year, paid current
 2. Conditions, covenants, restrictions, reservations, rights, rights of way and easements now of record, if any.

Together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in any wise appertaining, and the reversion and reversions, remainder and reminders, rents, issues and profits thereof.

To have and to hold the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor(s), either in law or in equity, to the only proper use, benefit and behalf of the said Grantee(s) forever.

Whenever used, the singular name shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

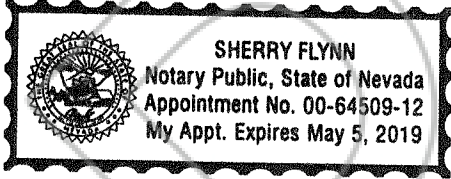
Witness the following signature(s) and seal(s):

C R Harlander
CATHERINE R. HARLANDER

STATE OF Nevada }
COUNTY OF Clark }

This instrument was acknowledged before me on this 1 day of June 2016 by CATHERINE R. HARLANDER.

Sherry Flynn
Notary Public
Printed Name: Sherry Flynn
My Commission Expires: 5-5-19



No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to the status of the title, nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

Exhibit "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DOUGLAS, CITY OF GARDNERVILLE, STATE OF NEVADA, AND IS DESCRIBED AS FOLLOWS:

LOT 6, IN BLOCK K, AS SHOWN ON THE FINAL MAP OF WILDFLOWER RIDGE, UNIT 3A, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER ON FEBRUARY 5, 1991, IN BOOK 291, PAGE 312, AS DOCUMENT NO. 244240, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.

PER NRS 111.312, THIS LEGAL DESCRIPTION WAS PREVIOUSLY RECORDED AT DOCUMENT NO. 0673725, BOOK 0406, PAGE 10045, ON APRIL 28, 2006.

PARCEL ID #1320-36-001-011

THIS BEING THE SAME PROPERTY CONVEYED TO C. ROWENA HARLANDER FROM LESLIE A. HARLANDER IN A DEED DATED DECEMBER 2, 2014 AND RECORDED DECEMBER 5, 2014 AS INSTRUMENT NO. 2014-853931; CORRECTED AS INSTRUMENT NO. 2014-854177. LESLIE A. HARLANDER LEFT THIS LIFE ON AUGUST 20, 2014 LEAVING TITLE SOLELY VESTED IN CATHERINE R. HARLANDER.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 1320-36-001-011
 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
 Other

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a. Total Value/Sales Price of Property \$ 425,000.00
 b. Deed in Lieu of Foreclosure Only (value of property (_____)
 c. Transfer Tax Value: \$ 425,000.00
 d. Real Property Transfer Tax Due \$ 1,657.50

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. 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: Seller

Signature _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Catherine R. Harlander
 Address: 1522 Saltbush Court
 City: Gardnerville
 State: NV Zip: 89410

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Garth Jackson
 Address: 2571 Fremont St
 City: Minden
 State: NV Zip: 89410

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)
 Print Name: Linear Title and Closing Escrow # _____
 Address: 127 John Clarke Road
 City: Middletown State: RI Zip: 02842