

DOUGLAS COUNTY, NV

2016-882720

RPTT:\$0.00 Rec:\$17.00

\$17.00 Pgs=4

06/17/2016 08:59 AM

ETRCO, LLC

KAREN ELLISON, RECORDER

E03

APN#: 1320-30-802-002

RPTT: \$0

Recording Requested By:

Western Title Company

Escrow No.: 078296-WLD

When Recorded Mail To:

James Michael Hickey

P.O. Box 2320

Minden, NV 89423

Mail Tax Statements to: (deeds only)

Same as Above

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 \_\_\_\_\_

  
Wendy Dunbar

Escrow Officer

**\*This document is being recorded to correct the Deed recorded on November 24, 2010 in book 1110, page 6103 as document no. 0774507**

\_\_\_\_\_  
**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,

James Michael Hickey, Trustee of THE JAMES MICHAEL HICKEY FAMILY TRUST AGREEMENT  
DATED JUNE 7, 1995

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

James Michael Hickey, a married man as his sole and separate property

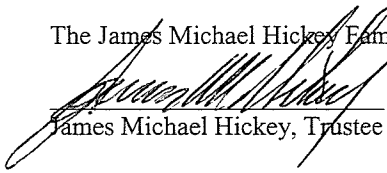
and to the heirs and assigns of such Grantee forever, all the following real property situated in the City  
of Minden, County of Douglas State of Nevada bounded and described as follows:

See attached Exhibit A

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

Dated: 06/13/2016

The James Michael Hickey Family Trust Agreement

  
James Michael Hickey, Trustee

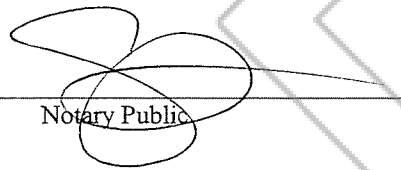
STATE OF Nevada


COUNTY OF Douglas

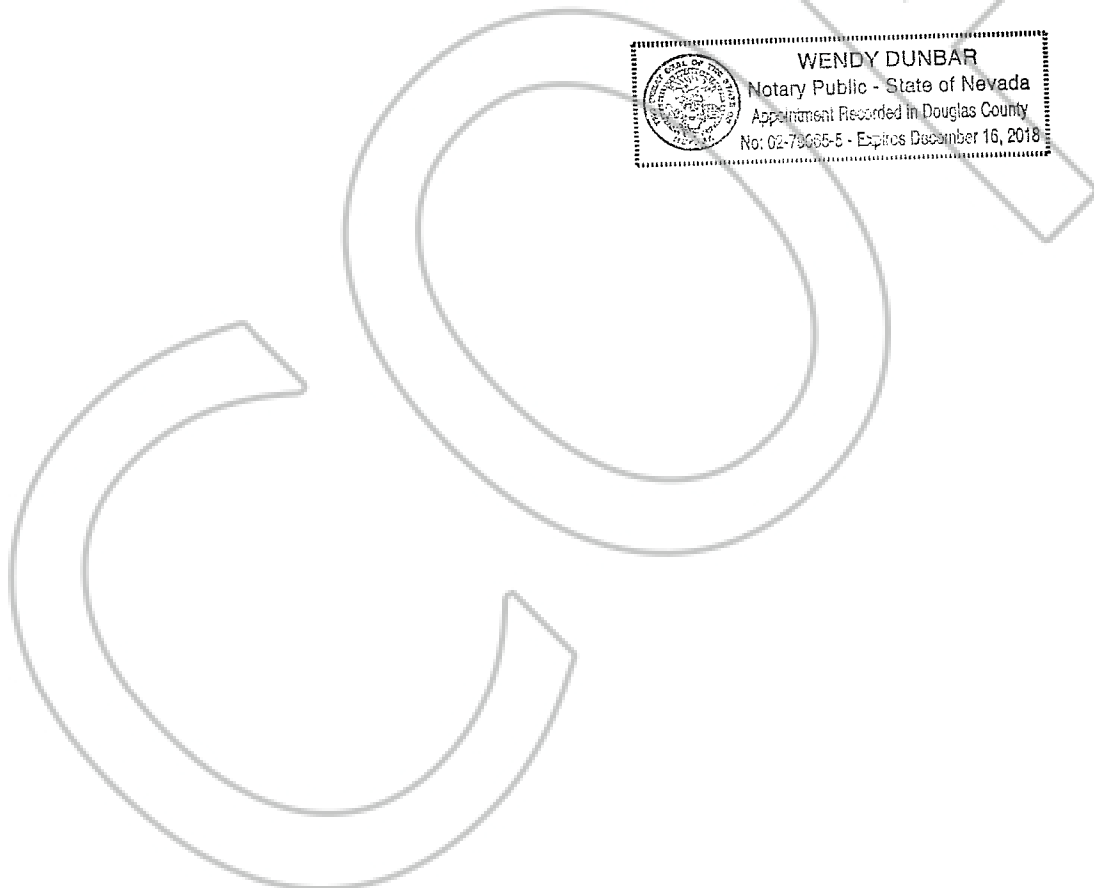
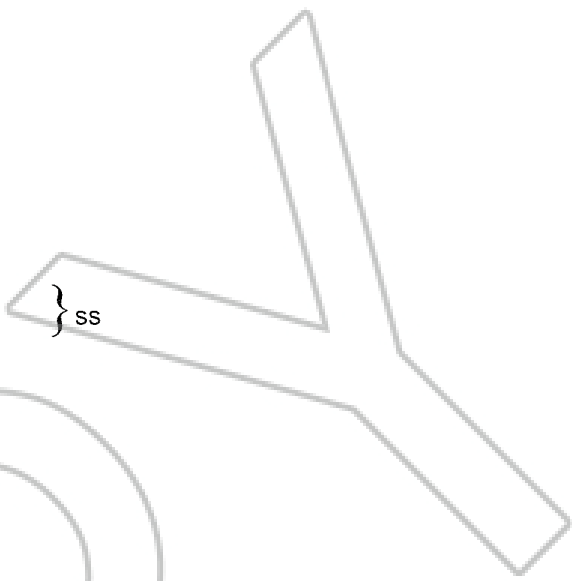
This instrument was acknowledged before me on

June 16, 2018

By James Michael Hickey.

  
\_\_\_\_\_  
Notary Public

 WENDY DUNBAR  
Notary Public - State of Nevada  
Appointment Recorded in Douglas County  
No: 02-79065-E - Expires December 16, 2018



**EXHIBIT "A"**

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

**Parcel 1:**

A Parcel of land located within a portion of the Southwest 1/4 of the Southeast 1/4 of Section 30, Township 13 North, Range 20 East, M.D.B. & M., more particularly described as follows:

Parcel's 2 and 4 of Parcel Map PM-2011 for Eagle Valley Construction Company, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada on November 2, 1995, in Book 1195, Page 248, as Document No. 374040.

**EXCEPTING THEREFROM ANY AND ALL WATER RIGHTS.**

**Parcel :2**

A Parcel of land located within a portion of the Southwest 1/4 of the Southeast 1/4 of Section 30, Township 13 North, Range 20 East, M.D.B. & M., more particularly described as follows:

Parcel 3 of Parcel Map PM-2011 for Eagle Valley Construction Company, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada on November 2, 1995, in Book 1195, Page 248, as Document No. 374040.

**EXCEPTING THEREFROM ANY AND ALL WATER RIGHTS.**

**Assessor's Parcel Number(s):**  
**1320-30-802-002**

STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)  
a) 1320-30-802-002

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: \$ \_\_\_\_\_  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_)  
 Transfer Tax Value: \$ \_\_\_\_\_  
 Real Property Transfer Tax Due: \$ \_\_\_\_\_

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section #3
- b. Explain Reason for Exemption: Correcting legal description of deed recorded 11/24/2010, in book 1110, page 6103, document no. 0774507

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 Agent  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

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

**Print Name:** James Michael Hickey, Trustee of the James Michael Hickey Family Trust Agreement  
**Address:** P.O. Box 2320  
**City:** Minden  
**State:** NV **Zip:** 89423

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

**Print Name:** James Michael Hickey  
**Address:** P.O. BOX 2320  
**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  
 1362 Highway 395, Ste. 109  
 City/State/Zip: Gardnerville, NV 89410

Esc. #: 078296-WLD