

DOUGLAS COUNTY, NV  
RPTT:\$2355.60 Rec:\$20.00  
\$2,375.60 Pgs=7  
09/02/2016 02:48 PM  
FIRST AMERICAN TITLE MINDEN  
KAREN ELLISON, RECORDER

A.P.N.: 1220-17-401-011  
File No: 141-2507729 (NMP)  
R.P.T.T.: \$2,355.60

When Recorded Mail To: Mail Tax Statements To:  
Timothy O'Leary  
4100 Atlas Peak  
Napa, CA 94558

***GRANT, BARGAIN and SALE DEED***

**\*\*This Deed is executed in counterpart, each of which is deemed to be an original but such counterparts together constitute but one and the same instrument.\*\***

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

Gregory A. Ponsness and Amy A. Ponsness, Husband and wife as joint tenants with right of survivorship

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

Timothy O'Leary, an unmarried man

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

**A PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 SECTION 17,  
TOWNSHIP 12 NORTH, RANGE 20 EAST, M.D.B. & M., DOUGLAS COUNTY, NEVADA  
MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**COMMENCING AT THE 1/4 CORNER COMMON TO SECTION 17 AND 18, TOWNSHIP 12 NORTH, RANGE 20 EAST, M.D.B. & M., THENCE SOUTH 0°11'07" EAST, 1336.41 FEET; THENCE SOUTH 0°18'54" EAST, 432.96 FEET; THENCE SOUTH 0°22'28" EAST, 20 FEET; THENCE SOUTH 88°11'45" EAST, 532.36 FEET TO THE TRUE POINT OF BEGINNING; SAID POINT OF BEGINNING ALSO BEING DESCRIBED AS BEARING SOUTH 0°23'30" EAST, 499.32 FEET AND NORTH 88°11'45" WEST 755.90 FEET FROM NORTHWEST CORNER OF TIERRA LINDA ESTATES AS RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON SEPTEMBER 14, 1965 AS FILE NO. 29457; THENCE FROM SAID POINT OF BEGINNING SOUTH 88°11'45" EAST, 176.26 FEET; THENCE SOUTH 0°22'28" EAST, 247.13 FEET; THENCE NORTH 88°11'45" WEST, 176.26 FEET; THENCE NORTH 0°22'28" WEST, 247.13 FEET TO THE TRUE POINT OF BEGINNING.**

**NOTE : THE ABOVE METES AND BOUND DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED FEBRUARY 29, 2012, IN BOOK 212, PAGE 5822, AS FILE NO. 798053, RECORDED IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF 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: 07/19/2016

**DRAFT**

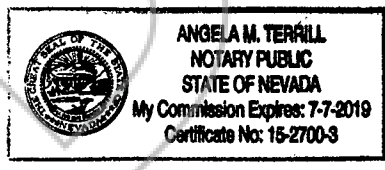
Gregory A. Ponsness

Amy A. Ponsness

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

This instrument was acknowledged before me on 8/24/2019 by **Gregory A. Ponsness and Amy A. Ponsness.**

Angela M. Terrill  
Notary Public  
(My commission expires: 7-7-2019)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **July 19, 2016** under Escrow No. **141-2507729**.

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File No: 141-2507729 (NMP)  
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*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: 07/19/2016

COPY

\_\_\_\_\_  
Gregory A. Ponsness

*Amy Ponsness*  
\_\_\_\_\_  
Amy A. Ponsness

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

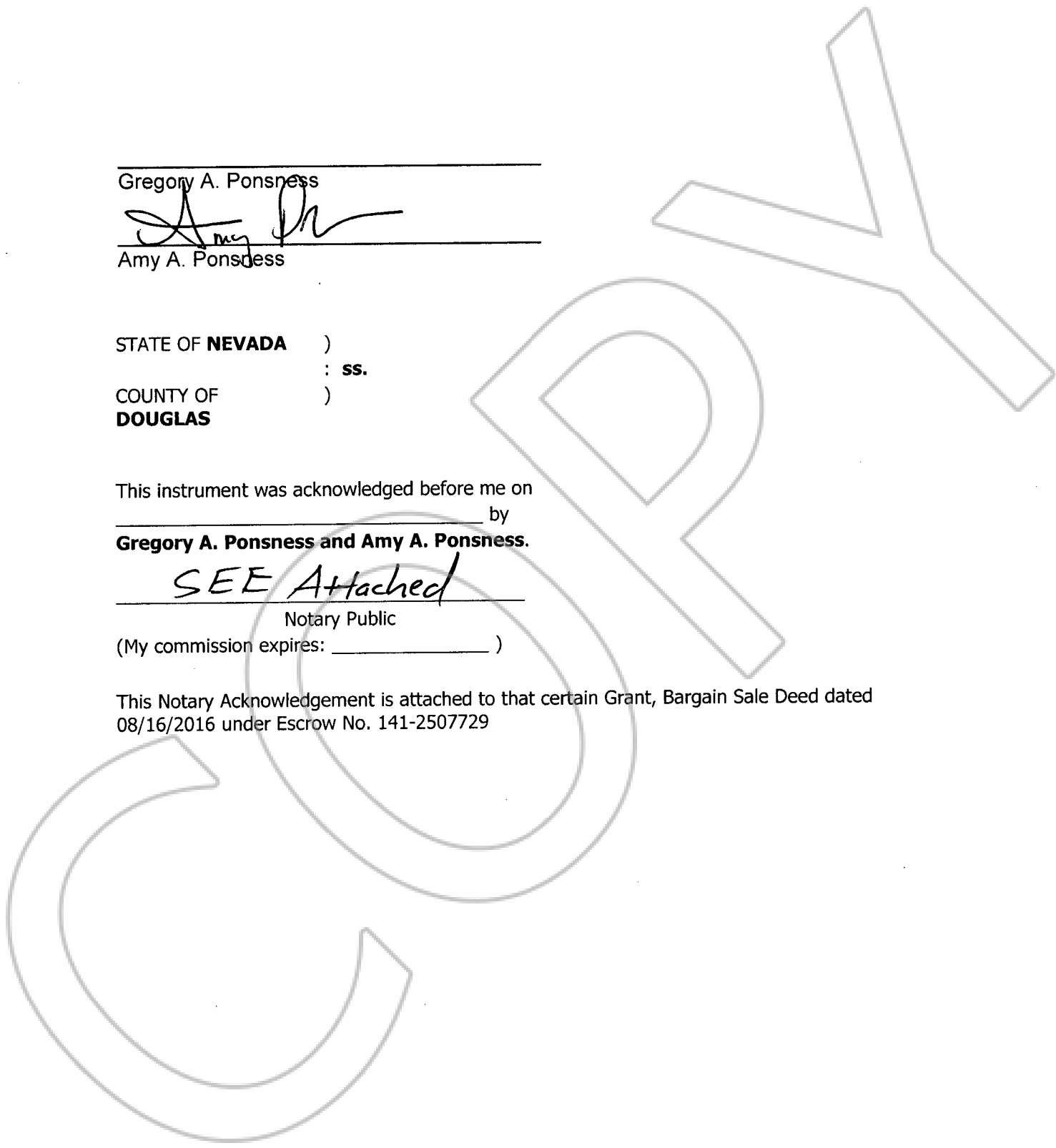
This instrument was acknowledged before me on \_\_\_\_\_ by  
**Gregory A. Ponsness and Amy A. Ponsness.**

SEE Attached

Notary Public

(My commission expires: \_\_\_\_\_ )

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated 08/16/2016 under Escrow No. 141-2507729



# ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California San Diego  
County of \_\_\_\_\_

On 8/29/2016 before me, Zac Brown Notary Public  
(insert name and title of the officer)

personally appeared Amy A. Ponsness  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[Signature]  
Signature (Seal)



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1220-17-401-011
- 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
- i)  Other \_\_\_\_\_

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

- 3. a) Total Value/Sales Price of Property: \$604,000.00
- b) Deed in Lieu of Foreclosure Only (value of ( \$ \_\_\_\_\_ ))
- c) Transfer Tax Value: \$604,000.00
- d) Real Property Transfer Tax Due \$2,355.60

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: *Amy P*  
Signature: \_\_\_\_\_

Capacity: Grantor  
Capacity: \_\_\_\_\_

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

Gregory A. Ponsness and Amy A.  
Print Name: Ponsness  
Address: 1730 Lavender  
City: Minden  
State: NV Zip: 89423

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

Print Name: Timothy S. O'Leary  
Address: 4100 Atlas Peak  
City: Napa  
State: CA Zip: 94558

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

First American Title Insurance  
Print Name: Company  
Address: P.O. Box 645  
City: Zephyr Cove

File Number: 141-2507729 NMP/at  
State: NV Zip: 89448

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