

18-

APN: 1210-15-002-034

After Recording, Mail to:

Margaret J. Biggs
896 Bollen Circle
Gardnerville, NV 89460

Mail Tax Statements to:

Same as above



KAREN ELLISON, RECORDER E03

The undersigned affirms that this document does not contain the social security number of any person. (NRS 239B.030).

GRANT DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, this GRANT DEED is made and entered into this 21 day of April, 2016, by and between Margaret J. Biggs, a married woman, as her sole and separate property, Grantor, and Margaret J. Biggs, a married woman, as her sole and separate property, Grantee;

Grantor hereby grants, transfers, and conveys unto the said Grantee, all of her right, title and interest in that certain lot, piece or parcel of land situate in the County of Douglas, State of Nevada, more specifically described in Exhibit 1, attached hereto and incorporated herein;

Per NRS 111.312, this legal description was prepared by Richard P. Byrem, Nevada PLS No. 18297, whose mailing address is P.O. Box 11796, Zephyr Cove, NV 89448.

TOGETHER WITH the tenements, hereditaments and appurtenances thereunto belonging or appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD the said premises, together with the appurtenances, unto the Grantee and to the successors, heirs and assigned of Grantee forever.

This Deed is in furtherance of the completion of the boundary-line adjustment set forth in the Record of Survey - Boundary Line Adjustment map recorded concurrently herewith, the purpose of which is to state that the intent of the description is to follow the original line created by the Parcel Map recorded at Document No. 124005 of the Douglas County Recorder, whether or not the bearings and distances are the same as shown on the original document and to confirm the Grantee's ownership following such boundary-line adjustment.

IN WITNESS WHEREOF, the Grantor has executed this conveyance the day and year first above written.

Margaret J. Biggs
MARGARET J. BIGGS

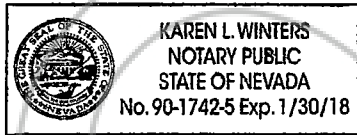
ACKNOWLEDGMENT

STATE OF NEVADA)
: ss.
COUNTY OF DOUGLAS)

On April 21, 2016, before me, Karen L. Winters, Notary Public, personally appeared MARGARET J. BIGGS, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

Seal



Karen L. Winters
NOTARY PUBLIC

COPY

EXHIBIT 1

LEGAL DESCRIPTION
ADJUSTED PARCEL TWO
Revised September 29, 2015

A parcel of land being a portion of Parcel 2 of the Record of Survey for the Lois S. Jones Estate, recorded the 20th day of August, 1985, in Book 885, Page 2093, Document No. 121842, in the office of the Douglas County Recorder, lying entirely within the Southeast One-Quarter of Section 15, Township 12 North, Range 19 East of the Mount Diablo Meridian, Douglas County, Nevada, and being more particularly described as follows:

BEGINNING at a point on the Westerly boundary of said Parcel 2, also being the SE corner of Parcel 3 of that certain Parcel Map recorded at Document No. 124005 in said Douglas County records, and being marked by a rebar with cap bearing the PLS no. 3922;

Thence N 00°09'15"E along said Westerly boundary of Parcel 2 distance of 850.79 feet to the Northwest corner of said Parcel 2 whence a ½ inch diameter iron pipe set for the NW corner of the E ½ SE ¼ of said Section 15 bears N 00°09'15"E 719.57 feet distant;

Thence along the North line of said Parcel 2, also being the centerline of Jones Lane, a 50 foot exclusive private road easement per said Document No. 121842 for the following two courses:

1. S 89°51'31"E a distance of 411.77 feet;
2. 91.93 feet along the arc of a curve to the left having a central angle of 26°20'07", a radius of 200.00 feet, and a chord which bears N 76°58'25"E 91.12 feet;

Thence along the Easterly boundary of said Parcel 2 for the following two courses:

1. S 00°13'33"W a distance of 509.61 feet;
2. N 89°59'43"W a distance of 272.77 feet;

Thence continuing along said Easterly boundary of Parcel 2 as adjusted per Document No. 360880 in said Douglas County records for the following four courses:

1. S 00°03'45"W a distance of 39.83 feet;
2. S 52°21'22"W a distance of 37.84 feet;
3. S 37°14'53"E a distance of 49.31 feet;
4. S 00°03'08"W a distance of 259.56 feet;

Thence continuing along said Easterly boundary of Parcel 2 following the centerline of Sheridan Creek for the following six courses:

1. N 70°23'16"E a distance of 140.83 feet;
2. N 80°23'27"E a distance of 142.67 feet;
3. N 52°12'42"E a distance of 130.07 feet;
4. N 59°24'24"E a distance of 227.39 feet;
5. N 30°16'31"E a distance of 101.23 feet;
6. N 57°58'15"E a distance of 3.18 feet;

Thence S 00°28'08"W continuing along said Easterly boundary of Parcel 2 a distance of 940.99 feet;

Thence S 89°57'03"W along the Southerly boundary of said Parcel 2 a distance of 426.95 feet;

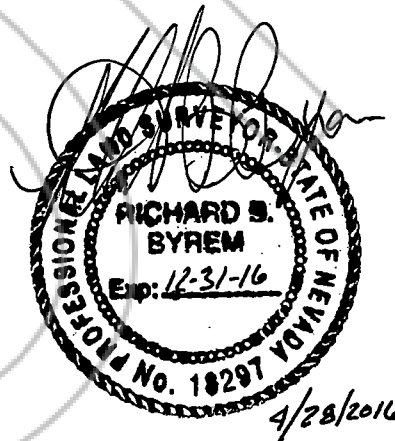
LEGAL DESCRIPTION
ADJUSTED PARCEL TWO
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(continued)

Thence N 15°32'36"W a distance of 309.52 feet;
Thence 221.94 feet along the arc of a curve to the right having a central angle of 63°34'52", a radius of 200.00 feet, and a chord which bears N 73°14'41"W 210.73 feet;
Thence N 41°27'15"W a distance of 126.53 feet;
Thence 145.24 feet along the arc of a curve to the right having a central angle of 41°36'30", a radius of 200.00 feet, and a chord which bears N 20°39'00"W 142.07 feet to the POINT OF BEGINNING;
Containing 17.68 acres.

Basis of Bearings: The east line of Parcel 3, as shown on the parcel map recorded for Margaret J. Biggs and Wilfred L. Jones at Document No. 124005 in the Douglas County records, defined as the line between the found original rebar and cap set by PLS 3922 at the SE corner of said Parcel 3 and the found ½ inch diameter iron pipe at the NW corner of the E ½ SE ¼ of Section 15, T 12 N, R 19 E MDM. (N 00°09'15"E)

Prepared by:
Richard B. Byrem, Nevada PLS No. 18297
Resource Concepts, Inc.
PO Box 11796
212 Elks Point Road, Suite 443
Zephyr Cove, NV 89448
775-588-7500



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1210-15-002-034
- b) _____
- c) _____
- d) _____

FOR RECORDERS OPTIONAL USE ONLY	
Document/Instrument #:	_____
Book:	_____ Page: _____
Date of Recording:	_____
Notes:	_____

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 _____

3. Total Value/Sales Price of Property:

\$ -0-

Deed in Lieu of Foreclosure Only (value of property):

\$ -0-

Transfer Tax Value:

\$ -0-

Real Property Transfer Tax Due:

\$ -0-

4. If Exemption Claimed:

a. Transfer Tax Exemption, per NRS 375.090, Section: 3

b. Explain Reason for Exemption: This deed is from and to the same person, to reflect accurate title.

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 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: Margaret Biggs

Capacity: Grantor

Signature: Margaret Biggs

Capacity: Grantee

SELLER (GRANTOR) INFORMATION (Required)

BUYER (GRANTEE) INFORMATION (Required)

Print Name: Margaret Biggs

Print Name: Margaret Biggs

Address: 896 Bollen Circle

Address: 896 Bollen Circle

City/State/Zip: Gardnerville, NV 89460

City/State/Zip: Gardnerville, NV 89460

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Law Office of Karen L. Winters Esc.# _____

Address: P.O. Box 1987

City: Minden State: NV Zip: 89423