

DOUGLAS COUNTY, NV

2016-887807

RPTT:\$1550.25 Rec:\$17.00

\$1,567.25 Pgs=4

09/20/2016 12:32 PM

ETRCO, LLC

KAREN ELLISON, RECORDER

APN#: 122016610003

RPTT: 1,550.25

Recording Requested By:

Western Title Company

Escrow No.: 081761-JMS

When Recorded Mail To:

Sarah A. Russell and Brandon J.

Russell

949 Starlight Court

Gardnerville, NV 89460

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

  
\_\_\_\_\_  
J. SUNDSTROM, ESCROW OFFICER

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

BAYSDEN DAY INVESTMENTS, LLC. A CALIFORNIA LIMITED LIABILITY COMPANY

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

SARAH A. RUSSELL AND BRANDON J. RUSSELL, WIFE AND HUSBAND, AS JOINT TENANTS  
WITH RIGHT OF SURVIVORSHIP

and to the heirs and assigns of such Grantee forever, all the following real property situated in the  
City of Gardnerville, 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: 09/19/2016

Baysden Day Investments



By ROGER SCOTT BAYSDEN, MANAGING MEMBER

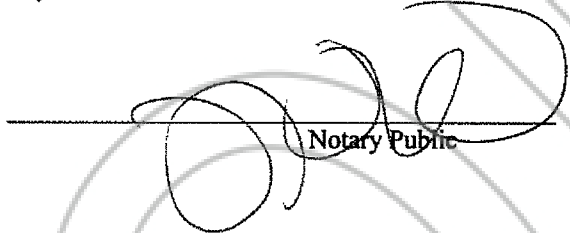
STATE OF NEVADA

COUNTY OF WASHOE

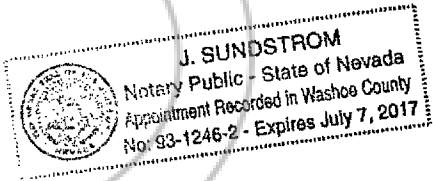
This instrument was acknowledged before me on  
September 19, 2016

} ss

By ROGER SCOTT BAYSDEN



Notary Public



J. SUNDSTROM  
Notary Public - State of Nevada  
Appointment Recorded in Washoe County  
No. 93-1246-2 - Expires July 7, 2017

**EXHIBIT "A"**

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

A portion of Lots 440 and 426, as shown on the Map of Subdivision of Lots 91 A&B, 92 A&B, 93 through 96 and 221 through 232, GARDNERVILLE RANCHOS UNIT NO. 2, according to the map thereof, filed on July 10, 1967, in Book 1 of Maps, Document No. 37049, in the office of the County Recorder of Douglas County, State of Nevada, more particularly described as follows:

That portion of the South 1/2 of the Northeast 1/4 of Section 16, Township 12 North, Range 20 East, M.D.B. & M. in the County of Douglas, State of Nevada, being more particularly described as follows:

Beginning at the Northeasterly corner of Lot 440 as said lot is shown on the final map of "Subdivision of Lots 91A & B, 92A & B, 93 thru 96, and 221 thru 232, Gardnerville Ranchos Unit 2," recorded in Book 1 of Maps as Document No. 37049, in the Official Records of Douglas County; thence Southerly along the Easterly line of said lot, S. 00° 00' 30" W., 200.00 feet to the Southeasterly corner of said lot; thence Westerly along the Southerly line of said lot N. 89° 59' 30" W., 106.40 feet to the Southwesterly corner of the parcel described herein; thence Northwesterly along the Southwesterly line of said parcel N. 49° 06' 59" W., 110.08 feet; thence N. 14° 09' 43" W., 98.56 feet to a point on the right-of-way line of Starlight Court, said right-of-way line being a curve concave to the Northwest and having a radius of 45.00 feet, a radial line through said point bears S. 43° 56' 26" E.; thence Northeasterly along said curve through a central angle of 46° 03' 04", an arc distance of 36.17 feet to the Northwesterly corner of said Lot 440; thence Easterly along the Northerly line of said lot, S. 89° 59' 30" E., 200.00 feet to the Point of Beginning.

Note: The Bearing N. 00° 00' 30" E., being the centerline of Starlight Court as shown on the Subdivision of Lots 91A&B, 93 thru 96, and 221 thru 232, Gardnerville Ranchos Unit 2, recorded in Book 1 of Maps as Document No. 37049, Official Records of Douglas County, Nevada, was used as the *Basis of Bearings* for this description.

Said land is shown as Lot 440A of that certain Record of Survey Map to support a Lot Line Adjustment recorded in the office of the Douglas County Recorder, State of Nevada, on June 20, 2016, as Document No. 2016-882844.

NOTE: The above metes and bounds description appeared previously in that certain Boundary Line Adjustment Grant, Bargain, Sale Deed recorded in the office of the County Recorder of Douglas County, Nevada on June 20, 2016, as Document No. 2016-882842 of Official Records.

Assessor's Parcel Number(s):  
122016610003

STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)  
 a) 122016610003

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: \$397,500.00  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
 Transfer Tax Value: \$397,500.00  
 Real Property Transfer Tax Due: \$1550.25

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

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

Print Name: Baysden Day Investments  
 Address: 2721 E. Adams Ave  
 City: Orange  
 State: CA Zip: 92867

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

Print Name: Sarah A. Russell and Brandon J. Russell  
 Address: 949 Starlight Court  
 City: Gardnerville  
 State: NV Zip: 89460

**COMPANY/PERSON REQUESTING RECORDING**

(required if not the seller or buyer)

Print Name: eTRCo, LLC. On behalf of Western Title Company  
 Address: Kietzke Office  
5390 Kietzke Ln Suite 101  
 City/State/Zip: Reno, NV 89511

Esc. #: 081761-JMS