

APN# : 1220-24-701-060

RPTT: \$-0- #5

**Recording Requested By:**

Western Title Company

**Escrow No. 081596-TEA**

**When Recorded Mail To:**

Blake D. Wilson

1961 Arabian Lane

Gardnerville NV

89410

**Mail Tax Statements to: (deeds only)**

Same as Above

(space above for Recorder's use only)

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

Traci Adams

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

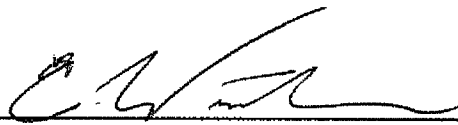
**THIS INDENTURE WITNESSETH:** That Charlotte Battersby, a married woman, in consideration of \$10.00, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to Blake D. Wilson, a married man as his sole and separate property all that real property situated in the City of Gardnerville, County of Douglas, State of Nevada described as follows:

See attached Exhibit A

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

Grantor and Grantee are wife and husband. It is the intention of Grantor that Grantee shall henceforth have and hold said real property as his sole and separate property. By this conveyance, Grantor releases any community interest that she might now have or be presumed to hereafter acquire in the above described property.

Dated: 09/12/2016

  
\_\_\_\_\_  
Charlotte Battersby

STATE OF NEVADA \_\_\_\_\_

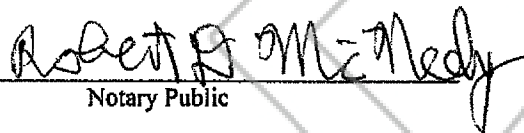
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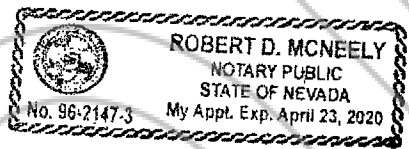
COUNTY OF DOUGLAS \_\_\_\_\_

This instrument was acknowledged before me on

9/29/2016

by Charlotte Battersby.

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



**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 BEING SITUATED IN THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 12 NORTH, RANGE 20 EAST, M.D.B. &M. AND BEING A PORTION OF LOT 4, AS SHOWN ON THE PLAT OF RUHENSTROTH RANCHOS SUBDIVISION, FILED OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA ON APRIL 14, 1965, AS DOCUMENT NO. 27706, AND FURTHER BEING A PORTION OF PARCEL NO.1, AS SET FORTH ON THAT CERTAIN PARCEL MAP FOR DR. JOSEPH P. VALESKA, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA ON SEPTEMBER 4, 1975, AS DOCUMENT NO. 82873, OF OFFICIAL RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:**

**PARCEL 1, AS SET FORTH ON THAT CERTAIN PARCEL MAP FOR GARY B. WILLIAMS, ET UX, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON JUNE 6, 1978, AS DOCUMENT NO. 21529.**

**PARCEL 2:**

**TOGETHER WITH AN ACCESS EASEMENT FOR ROAD AND PUBLIC UTILITIES, AS SET FORTH ON THAT CERTAIN PARCEL MAP FOR GARY B. WILLIAMS, ET UX, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON JUNE 6, 1978, AS DOCUMENT NO. 21529, MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL MAP, THENCE SOUTH 00 DEGREES 00'15" WEST, A DISTANCE OF 25.00 FEET; THENCE WEST, A DISTANCE OF 942.29 FEET TO A POINT; THENCE SOUTHWESTERLY ALONG A CURVE HAVING A RADIUS OF 25 FEET THROUGH A CENTRAL ANGLE OF 90°, AN ARC DISTANCE OF 39.27 FEET TO A POINT; THENCE NORTH 00 DEGREES 02'15" EAST, A DISTANCE OF 50.09 FEET TO A POINT, WHICH IS THE NORTHWEST CORNER OF SAID PARCEL MAP; THENCE EAST, A DISTANCE OF 967 FEET, MORE OR. LESS TO THE POINT OF BEGINNING.**

**NOTE: The above metes and bounds description appeared previously in that certain Joint Tenancy Deed recorded in the office of the County Recorder of Douglas County, Nevada on September 1, 1989, as Document No. 210071, in Book 989, Page 82 of Official Records.**

STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)  
a) 1220-24-701-060

2. Type of Property:  
 a)  Vacant Land  
 b)  Single Fam. Res.  
 c)  Condo/Twnhse  
 d)  2-4 Plex  
 e)  Apt. Bldg  
 f)  Comm'/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: \$0.00  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
 Transfer Tax Value: \$0.00  
 Real Property Transfer Tax Due: \$0.00

4. If Exemption Claimed:  
 a. Transfer Tax Exemption per NRS 375.090, Section 5  
 b. Explain Reason for Exemption: Wife Deeding to Husband Without Consideration

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 C. Battersby Capacity Grantor  
 Signature Blake D. Wilson Capacity Grantee

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

Print Name: Charlotte Battersby  
 Address: 1961 Arabian Lane  
 City: Gardnerville  
 State: NV Zip: 89410

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

Print Name: Blake D. Wilson  
 Address: 1961 Arabian Lane  
 City: Gardnerville  
 State: NV Zip: 89410

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: eTRCo, LLC. On behalf of Western Title Company Esc. #: 081596-TEA

Address: Douglas Office  
1362 Highway 395, Ste. 109

City/State/Zip: Gardnerville, NV 89410

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