

DOUGLAS COUNTY, NV **2016-890453**
RPTT:\$854.10 Rec:\$18.00
\$872.10 Pgs=5 11/10/2016 01:44 PM
TICOR TITLE - GARDNERVILLE
KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO:
Melissa D. Frager
1493 Douglas Avenue
Gardnerville, NV 89410

MAIL TAX STATEMENTS TO:
Melissa D. Frager

Escrow No. 1605316-RLT

The undersigned hereby affirms that this document submitted for recording does not contain the social security number of any person or persons.
(Pursuant to NRS 239b.030)

APN No.: 1320-32-716-006
R.P.T.T. \$ 854.10

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Kathleen A. Stidham, *AN UNMARRIED WOMAN*

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Melissa D. Frager, an unmarried woman

all that real property situated in the County of Douglas, State of Nevada, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

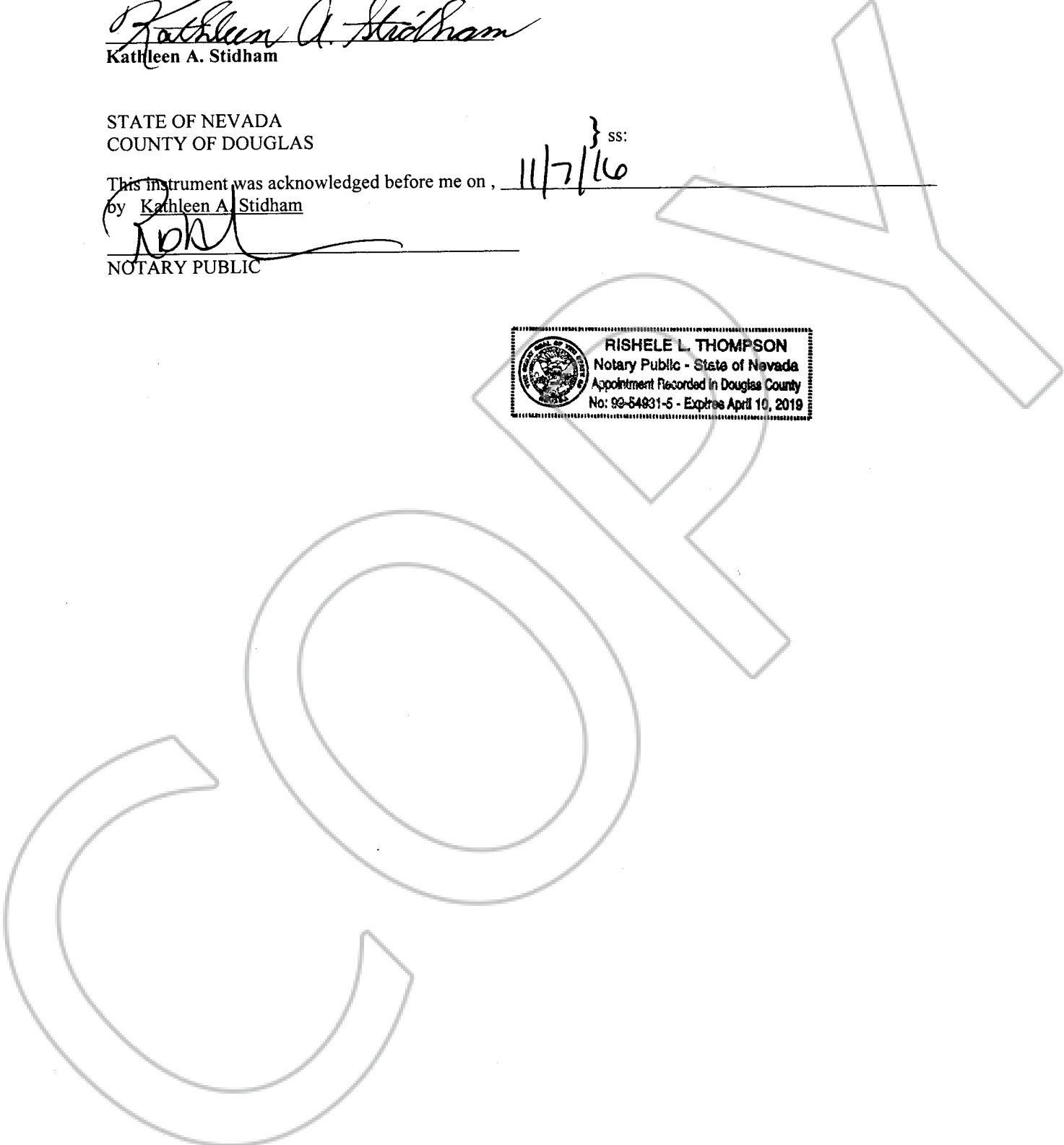
Kathleen A. Stidham
Kathleen A. Stidham

STATE OF NEVADA
COUNTY OF DOUGLAS

This instrument was acknowledged before me on ,
by Kathleen A. Stidham

11/7/16 } ss:

RLT
NOTARY PUBLIC



**EXHIBIT A
LEGAL DESCRIPTION**

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

All that certain lot, piece, portion or parcel of land lying, being and situate within the Southeast 1/4 of Section 32, Township 13 North, Range 20 East, M.D.B.&M., and more particularly described as follows:

All that portion of Lots 5, 6 and 7, as shown on the Map of SPRINGLANE, a Planned Unit Development, filed for record on October 8, 1987, in Book 1087, at Page 1066, as Document No. 163997, Official Records of Douglas County, Nevada and more particularly described as follows:

Lot 6, as shown on said map.

EXCEPTING THEREFROM: Area 6-A which is all that portion of Lot 6 described as follows:

COMMENCING at the Northwest corner of said Lot 6, as shown on aforesaid map, which point is the TRUE POINT OF BEGINNING;

thence South 89°42'48" East along the North line of said Lot 6, a distance of 4.18 feet;

thence leaving said North line South 17°00'00" West, a distance of 59.96 feet;

thence North 23°01'30" West, a distance of 6.21 feet;

thence North 17°00'00" East, a distance of 54.00 feet to the TRUE POINT OF BEGINNING.

FURTHER EXCEPTING THEREFROM: Area 6-B which is all that portion of Lot 6 described as follows:

COMMENCING at the Northwest corner of said Lot 6 as shown on aforesaid map;

thence South 89°42'48" East along the North line of said lot, a distance of 26.22 feet;

thence South 44°57'41" East, a distance of 40.00 feet to the Northeast corner of said lot;

thence along the East line of said lot the following courses and distance; South 45°02'19" West, a distance of 20.00 feet;

thence South 33°00'00" West, a distance of 34.00 feet;

thence South 57°00'00" East, a distance of 4.00 feet;

thence South 27°52'52" West, a distance of 13.87 feet to the TRUE POINT OF BEGINNING;

thence South 42°30'00" East, a distance of 4.00 feet;

thence South 47°30'00" West, a distance of 25 feet to the South line of said Lot 6;

thence North 38°09'44" West along said South line, a distance of 4.01 feet;

thence leaving said South line North 47°30'00" East, a distance of 24.70 feet to the TRUE POINT OF BEGINNING.

TOGETHER WITH: Area 7-A which is all that portion of Lot 7 described as follows:

COMMENCING at the Northwest corner of said Lot 7 as shown on aforesaid map;

thence along the West line of said Lot 7 South 45°02'19" West, a distance of .82 feet to the TRUE POINT OF BEGINNING;

thence South 45°02'19" West, a distance of 19.18 feet;

thence South 33°00'00" West, a distance of 34.00 feet;

thence South 57°00'00" East, a distance of 4.00 feet;

thence leaving said West line North 33°00'00" East, a distance of 52.76 feet to the TRUE POINT OF BEGINNING.

TOGETHER WITH: Area 5-B which is all that portion of Lot 5 described as follows:

COMMENCING at the Northwest corner of said Lot 5 as shown on aforesaid map;

thence South 89°42'48" East along the North line of said lot, a distance of 41.00 feet to the Northwest corner;

thence along the East line of said lot the following courses and distances: South 17°00'00" West, a distance of 54.00 feet;

thence South 23°01'30" East, a distance of 12.21 feet;

thence South 57°00'00" East, a distance of 2.00 feet to the TRUE POINT OF BEGINNING;

thence South 57°00'00" East, a distance of 4.00 feet;

thence South 33°00'00" West, a distance of 25.00 feet to the South line of said Lot 5;

thence North 57°00'00" West along said South line, a distance of 4 feet;

thence leaving said South line North 33°00'00" East, a distance of 25.00 feet to the TRUE POINT OF BEGINNING

APN: 1320-32-716-006

Book 604, Page 6093, Document No. 615915 is provided pursuant to the requirements of Section 6.NRS 111.312.

COPY

STATE OF NEVADA-DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

- a) 1320-32-716-006
- 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 ONLY
 Book _____ Page _____
 Date of Recording: _____
 Notes: _____

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property) \$219,000.00
 Transfer Tax Value \$ _____
 Real Property Transfer Tax Due: \$ **854.10**

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 Kathleen A. Stidham Capacity Grantor
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)

(REQUIRED)

Print Name: Kathleen A. Stidham Print Name: Melissa D. Frager
 Address: 1321 Hwy 395 N, #10, PMB 253 Address: 1493 Douglas Ave
Gardnerville, NV 89410 Gardnerville, NV 89410
 City, State, Zip City, State Zip

COMPANY/PERSON REQUESTING RECORDING (Required if not the Seller or Buyer)

Print Name: Ticor Title of Nevada, Inc. Escrow #: 1605316-RLT
 Address: 1483 Highway 395 N, Suite B
 City, State, Zip: Gardnerville, NV 89410