

DOUGLAS COUNTY, NV

2016-890916

RPTT:\$0.00 Rec:\$16.00

\$16.00 Pgs=3

11/18/2016 12:42 PM

TICOR TITLE - CARSON

KAREN ELLISON, RECORDER

E05

WHEN RECORDED MAIL TO:

Ted Borda
P.O. Box 824
Fernley, NV 89408

MAIL TAX STATEMENTS TO:

Same as above

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)

Escrow No. 1602826-DC1
APN 1320-33-402-026
R.P.T.T. \$0.00

Space Above for Recorder's Use Only

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Diana Jean Borda, spouse of the grantee herein

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to

Ted Borda, a Married Man as his sole and separate property

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.

It is the express intent of the grantor, being the spouse of the grantee, to convey all right, title and interest of the grantor, community or otherwise, in and to the herein described property to the grantee as his sole and separate property.


Diana Jean Borda
Diana Jean Borda

STATE OF NEVADA
COUNTY OF LYON

} ss:

This instrument was acknowledged before me on NOVEMBER 10, 2010
by DIANA JEAN BORDA

[Signature]
NOTARY PUBLIC

 D. NORTINGTON
NOTARY PUBLIC
STATE OF NEVADA
COUNTY OF LYON
No. 16-1016-12 MY APPT. EXPIRES DECEMBER 16, 2019

COPIES

EXHIBIT A
LEGAL DESCRIPTION

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

Parcel A:

That certain piece or parcel of land lying Easterly of and adjacent to the Town of Gardnerville, County of Douglas, State of Nevada, being a portion of the Southwest $\frac{1}{4}$ of Section 33, Township 13 North, Range 20 East, M.D.B.&M., and being more particularly described by metes and bounds as follows:

BEGINNING at a point on the Northerly side of right-of-way line of Eddy Street in the Town of Gardnerville, which point is described as being the Southwest corner of that certain parcel of land deeded to John W. Wise by John A. Jensen and Virginia D. Jensen on September 25, 1946, and which is recorded on page 14 of Book Y of Deeds, Douglas County Records, said point of beginning further described as bearing North $10^{\circ}16'20''$ West, a distance of 748.46 feet from the so-called Dettling Monument in the Town of Gardnerville, which monument bears South $89^{\circ}51'10''$ West, a distance of 3972.70 feet from the Southeast corner of said Section 33; thence North $44^{\circ}54'$ West, a distance of 88.63 feet to the true point of beginning of this parcel; thence North $44^{\circ}54'$ West a distance of 51.00 feet to a point; thence North $46^{\circ}09'$ East, a distance of 89.00 feet to a point; thence South $44^{\circ}94'$ East, a distance of 51.00 feet to a point; thence South $46^{\circ}09'$ West, a distance of 89.00 feet to the TRUE POINT OF BEGINNING.

Parcel B:

Being a portion of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 33, Township 13 North, Range 20 East, M.D.B.&M., and being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at a point at the Southwest corner of the parcel, said point being North $45^{\circ}31'$ West, a distance of 89.00 feet from the intersection of the Northerly line of Eddy Street with the Easterly line of Court Alley, said intersection being the Southwesterly corner of that certain parcel of land deeded to August H and Erma Schacht by C.A. & Meta Christensen on June 5, 1952, and recorded on page 208 in Book A-1 of Deeds, said point of beginning further described as bearing North $19^{\circ}44'20''$ West, a distance of 780.28 feet from the so-called Dettling Monument to the Town of Gardnerville, which monument bears South $89^{\circ}51'10''$ West, a distance of 3972.70 feet from the Southeast corner of said Section 33; thence from the point of beginning, North $65^{\circ}31'$ West, along the Easterly line of Court Alley, a distance of 51.00 feet to a point, which is the Southwesterly corner of the Town Park, thence North $46^{\circ}09''$ East, along the property line of the Town Park a distance of 92.60 feet to the Northeasterly corner of the parcel; thence South $45^{\circ}31'$ West, a distance of 51.00 feet to a point at the Southeasterly corner of the parcel; thence South $46^{\circ}09'$ West, a distance of 92.60 feet to the point of beginning.

Note: Legal description previously contained in Book 0700 at Page 1179 as Document No. 495512 recorded on July 10, 2000.

APN: 1320-33-402-026

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1320-33-402-026
 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
 Notes: _____

3. Total Value/Sales Price of Property: \$ _____
 Deed in Lieu of Foreclosure Only (value of property) \$ _____
 Transfer Tax Value \$ _____
 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: Transfer of title between spouses without consideration

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 Diana Jean Borda Capacity GRANTOR
 Signature Ted Borda Capacity AGENT

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Diana Jean Borda
 Address: P.O. Box 824
 City: Fernley
 State: NV Zip: 89408

Print Name: Ted Borda
 Address: P.O. Box 824
 City: Fernley
 State: NV Zip: 89408

COMPANY/PERSON REQUESTING RECORDING
(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Ticor Title of Nevada, Inc. Escrow #: 1602826-DC1
 Address: 5441 Kietzke Lane, #100
 City: Reno State: Nevada Zip: 89511

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)