

DOUGLAS COUNTY, NV

2016-890917

RPTT:\$0.00 Rec:\$19.00

\$19.00 Pgs=6

11/18/2016 12:42 PM

TICOR TITLE - CARSON

KAREN ELLISON, RECORDER

E04

WHEN RECORDED MAIL TO:
James E. Page & Angie Borda Page
P.O. Box 99
Silver City, NV 89428

MAIL TAX STATEMENTS TO:
Same as above

Escrow No. 1602826-DC1

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)

SIGNED IN COUNTERPART

APN No.: 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 Joyce M. Gavin, a married woman as her sole and separate property, and Ted Borda, a married man as his sole and separate property and Angie Borda Page a married woman

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to James E. Page and Angie Borda Page, Husband and Wife, as Joint Tenants

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.

Signature and notary acknowledgement on page two.

Joyce M. Gavin
Joyce M. Gavin


Ted Borda
Ted Borda

Angie Borda Page
Angie Borda Page

STATE OF NEVADA
COUNTY OF DOUGLAS } ss: DC Carson City

This instrument was acknowledged before me on, 11/8/16
by Joyce M. Gavin and Ted Borda and Angie Borda Page

[Signature]
NOTARY PUBLIC

 DAWN CUELLAR
Notary Public - State of Nevada
Appointment Recorded in Carson City
No: 14-15335-3 - Expires October 22, 2018



Joyce M. Gavin
Joyce M. Gavin


Ted Borda
Ted Borda

Angie Borda Page
Angie Borda Page

STATE OF NEVADA
COUNTY OF DOUGLAS } ss: Carson City

This instrument was acknowledged before me on, 11/8/16
by Joyce M. Gavin and Ted Borda and Angie Borda Page

[Signature]
NOTARY PUBLIC

 DAWN CUELLAR
Notary Public - State of Nevada
Appointment Recorded in Carson City
No. 14-15365-8 - Expires October 22, 2018

COOPER

STATE OF NEVADA
COUNTY OF LYON

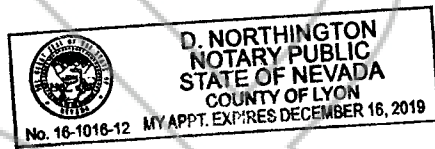
} SS:

This instrument was acknowledged before me on November 16, 2016, by TED BORDA.



NOTARY PUBLIC

This Notary Acknowledgement is attached to that certain GRANT, BARGAIN, AND SALE DEED



**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

COPY

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	
Book _____	Page _____
Date of Recording: _____	
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

4. If Exemption Claimed

- a. Transfer Tax Exemption, per NRS 375.090, Section 4 _____
- b. Explain Reason for Exemption: Tenants in Common divesting to remaining Tenant in Common 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 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 Joyce M. Gavin Capacity grantor
 Signature [Signature] Capacity Agent

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)

(REQUIRED)

Print Name: Joyce M. Gavin, ETAL
 Address: 289 River Rd
Dayton, NV 89403
 City, State, Zip

Print Name: James E. Page & Angie Borda Page
 Address: P.O. Box 99
Silver City, NV 89422
 City, State, Zip

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

Print Name: Ticor Title of Nevada, Inc. Escrow #: 1602826-DC1
 Address: 307 W. Winnie Lane Suite #1
 City, State, Zip: Carson City, NV 89703