

DOUGLAS COUNTY, NV **2016-891669**  
RPTT:\$1189.50 Rec:\$16.00  
\$1,205.50 Pgs=3 **12/06/2016 11:49 AM**  
TICOR TITLE - RENO (LAKESIDE)  
KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO:

Edward Natrass  
Post Office Box 898  
Carnelian Bay, CA. 96140

MAIL TAX STATEMENTS TO:  
Grantee above

Escrow No. 1606130-JN

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.: 1420-08-211-058  
R.P.T.T. \$ 1,189.50

SPACE ABOVE FOR RECORDER'S USE ONLY

## GRANT, BARGAIN, SALE DEED

**THIS INDENTURE WITNESSETH: That**

**Leah Borden a married woman as her sole and separate property**

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

**Edward Natrass, an unmarried man and Helga Roghers, an unmarried woman 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.**

Leah Borden  
Leah Borden

STATE OF NEVADA MISSOURI (EC)  
COUNTY OF DOUGLAS OZARK 11/23/2016 } ss:

This instrument was acknowledged before me on , 23 NOVEMBER, 2016  
by Leah Borden

G. L. GRUMMONS  
NOTARY PUBLIC G. L. GRUMMONS

This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed  
dated under escrow No. 01606130.

G. L. GRUMMONS  
Notary Public - Notary Seal  
Comm. Number 14435462  
STATE OF MISSOURI  
Taney County  
My Commission Expires Apr. 15, 2018

Escrow No. 1606130-JN

**EXHIBIT A  
LEGAL DESCRIPTION**

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

All that parcel of land as shown on the Maps filed for record on Document No.'s 338607 and 340968, in the office of the Douglas County Nevada Recorders office, described as:

Beginning at the most Easterly point of the Park (open space) parcel as shown on said Document No. 338607; thence the following 5 courses:

1. South 46°12'23" West, 15.00 feet along the Westerly right of way of Capricorn Drive
2. North 43°47'37" West, 137.39 feet to the North line of said Park
3. North 89°56'10" East, 150.15 feet
4. South 43°47'37" East, 33.59 feet to the Westerly right of way of said Capricorn Drive
5. South 46°12'23" West, 93.50 feet to the point of beginning.

Said land is further described as Lot 12A, Block H, on Record of Survey Supporting a Boundary Lot Line Adjustment, recorded July 16, 1996 in Book 796, Page 2361, Document No. 392125, in the Office of the County Recorder of Douglas County, State of Nevada.

Note: Legal description previously contained in Document No. 2016-874977, recorded on January 6, 2016.

APN: 1420-08-211-058

**STATE OF NEVADA-DECLARATION OF VALUE FORM**

**1. Assessor Parcel Number(s)**

- a) 1420-08-211-058
- 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:**

\$305,000.00 \_\_\_\_\_  
 Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_  
 Transfer Tax Value \$305,000.00 \_\_\_\_\_  
 Real Property Transfer Tax Due: **\$1,189.50** \_\_\_\_\_

**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 Leah Borden Capacity Grantor  
 Signature Edward Nattress Capacity Grantee

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

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

Print Name: Leah Borden  
 Address: 601 S. Slatkoff  
Theodosia, MO 65761  
 City, State, Zip

Print Name: Edward E. Nattress + Helga Roghers  
 Address: 20 Bull 898  
Camelton Bay CA 94040  
 City, State Zip

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

Print Name: Ticor Title of Nevada, Inc. Escrow #: 1606130-JN  
 Address: 3655 Lakeside Drive  
 City, State, Zip: Reno, NV 89509

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED