

DOUGLAS COUNTY, NV **2016-891698**  
RPTT:\$0.00 Rec:\$16.00  
\$16.00 Pgs=3 12/06/2016 03:30 PM  
TICOR TITLE - GARDNERVILLE  
KAREN ELLISON, RECORDER E03

WHEN RECORDED MAIL TO:

Steve P. Chavez

*4281 Kyle Dr.  
Willington, NV 89444*

MAIL TAX STATEMENTS TO:

Steve P. Chavez

*same.*

Escrow No. 1604954-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.: 1022-13-002-002

SPACE ABOVE FOR RECORDER'S USE ONLY

R.P.T.T. \$ 0.00

**GRANT, BARGAIN, SALE DEED**

**THIS INDENTURE WITNESSETH:** That Steve P Chavez and Stephanie M McCaulley-Chavez, who acquired title as Steve P. Chavez, and unmarried man and Stephanie M. McCaulley, an unmarried woman as joint tenants

**FOR A VALUABLE CONSIDERATION,** receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Steve P. Chavez and Stephanie M McCaulley-Chavez, 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 of Steve P Chavez]*

*[Signature of Stephanie M McCaulley-Chavez]*

Steve P Chavez

Stephanie M McCaulley-Chavez

STATE OF NEVADA  
COUNTY OF DOUGLAS

} ss:  
*11/22/2016*

This instrument was acknowledged before me on ,  
by *Steve P. Chavez & Stephanie M. McCaulley-Chavez*

NOTARY PUBLIC

This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed dated date of document under escrow No. 01604954.

 **CATHERINE P. COLLIER**  
Notary Public - State of Nevada  
Appointment Recorded in Lyon County  
No: 10-2072-12 - Expires April 14, 2018

**EXHIBIT A  
LEGAL DESCRIPTION**

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

**PARCEL 1:**

Commencing at the North Quarter corner of said Section 14; Township 10 North, Range 22 East M.D.B.&M.; thence South 89°51' East along the North line of said Section 14 a distance of 792.53 feet to a point; thence South 13°00' East 465.12 feet to a point; thence on a curve to the left tangent of which bears the last described course having a radius of 500 feet through a central angle of 22°30' for an arc distance of 196.35 feet; thence South 35°30' East a distance of 2287.85 feet; thence on a curve to the left the tangent of which bears the last described course having a radius of 500 feet through a central angle of 29°15' for an arc distance of 255.25 feet; thence South 64°45' East 829.53 feet to the true point of beginning; thence North 25°15' East 1042.30 feet; thence South 50°07'47" East 465.06 feet; thence South 25°15' West 924.92 feet; thence North 64°45' West a distance of 450 feet to the True Point of Beginning.

Reference is made to Record of Survey filed in the office of the County Recorder of Douglas County, Nevada on October 10, 1969 under File No. 45991 and the above described parcel shown as Parcel 14.

**PARCEL 2:**

All that certain lot, piece or parcel or land situate in the County of Douglas, State of Nevada, being all that portion of Section 13 and the East 1/2 of Section 14, Township 10 North, Range 22 East, M.D.B. & M., described as follows:

Non-exclusive easements for roadway and utility purposes and to provide access to State Route No. 3, for the benefit of and appurtenant to the property conveyed hereinabove and shall inure to the benefit of and be used by all persons who may become owners of said land or any parts or portions thereof said easements being 60 feet in width the centerline of which is described as follows:

Commencing at North 1/4 corner of said Section 14; thence South 89°51' East along the North line of said Section 14, a distance of 792.53 feet to a point; thence South 13°00' East 104.32 feet to a point on the Southerly right-of-way line of State Route No. 3, the true point of beginning; thence along said line South 13°00' East 360.80 feet; thence on a curve to the left the tangent of which bears the last described course having a radius of 500 feet through a central angle of 22°30'00" for an arc distance of 196.35 feet; thence South 35°30' East 2287.85 feet; thence on a curve to the left the tangent of which bears the last described course having a radius of 500 feet through a central angle of 29°15' for an arc distance of 255.25 feet; thence South 64°45' East 1559.09 feet; thence on a curve to the left the tangent of which bears the last described course having a radius of 500 feet through a central angle of 49°29'15" for an arc distance of 431.86 feet; thence North 65°45'45" East 1075.22 feet; thence on a curve to the left the tangent of which bears the last described course

having a radius of 500 feet through a central angle of  $16^{\circ}40'22''$  for an arc distance of 145.50 feet; thence North  $49^{\circ}05'23''$  East a distance of 1161.73 feet to the true point of ending.

ALSO

Commencing at North 1/4 corner of said Section 14; thence South  $89^{\circ}51'$  East along the North line of said Section 14 a distance of 792.53 feet to a point; thence South  $13^{\circ}00'$  East 104.32 feet to a point on the Southerly right-of-way line of State Route No.3; thence South  $13^{\circ}00'$  East 360.80 feet; thence on a curve to the left the tangent of which bears the last described course having a radius of 500 feet through a central angle of  $07^{\circ}04'13''$  for an arc distance of 61.70 feet to the true point of beginning; thence North  $76^{\circ}34'$  East 1706.97 feet; thence on a curve to the right the tangent of which bears the last described course having a radius of 500 feet through a central angle of  $28^{\circ}59'00''$  for an arc distance of 129.23 feet; thence South  $74^{\circ}27'$  East a distance of 3465.80 feet to the true point of ending.

Reference is made to Record of Survey filed in the office of the County Recorder of Douglas County, Nevada on October 10, 1969 under File No. 45991 and the above described easements shown as Bosler Way and Kyle Drive.

NOTE: The above metes and bounds description appeared previously in that certain document recorded in the office of the County Recorder of Douglas County, Nevada on March 6, 2015, as Document No. 2015-857897 of Official Records.

APN: 1022-13-002-002

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

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

- a) 1022-13-002-002
- 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: \$ 0.00

**4. If Exemption Claimed**

- a. Transfer Tax Exemption, per NRS 375.090, Section 3
- b. Explain Reason for Exemption: Joint tenancy now vested in husband and wife

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 [Signature] Capacity agent  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**

**BUYER (GRANTEE) INFORMATION**

(REQUIRED)  
 Print Name: Steve P. Chavez + Stephanie H. McCaulley  
 Address: 4281 Kyle Drive  
Wellington, NV 89444  
 City, State, Zip

(REQUIRED)  
 Print Name: Steve P. Chavez + Stephanie H. McCaulley  
 Address: 4281 Kyle Drive  
Wellington, NV 89444  
 City, State Zip

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

Print Name: Ticor Title of Nevada, Inc. Escrow #: 1604954-RLT  
 Address: 1483 Highway 395 N, Suite B  
 City, State, Zip: Gardnerville, NV 89410