

DOUGLAS COUNTY, NV

2017-894052

RPTT:\$487.50 Rec:\$17.00

\$504.50 Pgs=4

01/31/2017 02:36 PM

ETRCO, LLC

KAREN ELLISON, RECORDER

APN#: 1022-15-002-001
RPTT: \$487.50

Recording Requested By:
Western Title Company
Escrow No.: 084873-ARJ

When Recorded Mail To:
Michael Lane, II
1471 Sandstone Drive
Wellington, NV 89444

Mail Tax Statements to: (deeds only)
Same as Above

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons.
(Per NRS 239B.030)

Signature

M. Simpson
Michelle Simpson

Escrow Assistant

Grant, Bargain, and Sale Deed

This page added to provide additional information required by NRS 111.312
(additional recording fee applies)

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Shannon L. Snyder, an unmarried woman

do(es) hereby GRANT(s) BARGAIN SELL and CONVEY to

Michael Lane, II, an unmarried man

and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Wellington, County of Douglas State of Nevada bounded and described as follows:

See attached Exhibit A

TOGETHER with all tenements, hereditaments and appurtenances, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: 01/25/2017

Shannon L. Snyder
Shannon L. Snyder

STATE OF Nevada } ss

COUNTY OF Douglas

This instrument was acknowledged before me on

1/27/17

By Shannon L. Snyder.

Anu Jansse
Notary Public

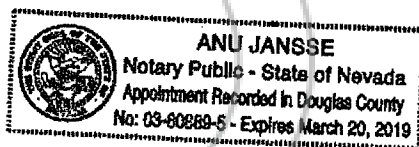


EXHIBIT "A"

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

All that certain lot, piece, parcel or portion of land situate, lying and being within the West 1/2 of Section 15, Township 10 North, Range 22 East, M.D.M. Douglas County, Nevada and more particularly described as follows:

A boundary line adjustment between Lots 1 and 13 of Block "I" as shown on the official map of TOPAZ RANCH ESTATES UNIT NO. 4 filed for record in Book 81 at Page 214 as Document No. 50212, Official Records of Douglas County, Nevada and more particularly described as follows:

Commencing at the East corner common to said Lots 1 and 13 as shown on said map which point is the TRUE POINT OF BEGINNING; thence along the Easterly and Southerly lines of said Lot 13, South 22°30'10" West a distance of 244.01 feet; thence South 67°29'50" West a distance of 88.0 feet; thence leaving said Easterly and Northerly lines North 47°44'51" West a distance of 75.44 feet; thence North 32°44'26" West a distance of 52.87 feet; thence North 30°04'24" West a distance of 107.75 feet; thence North 45°06'04" West a distance of 196.67 feet; to a point on the Northerly line of aforesaid Lot 1; thence along the Northerly and Easterly lines of said Lot 1 through a curve to the left with a tangent bearing of North 43°04'57" East a radius of 265.00 feet, a central angle of 14°05'21" and an arc length of 65.16 feet and whose chord bears North 35°02'16" East a distance of 65.00 feet; thence South 62°00'24" East a distance of 258.59 feet to the TRUE POINT OF BEGINNING.

Reference is made to Record of Survey supporting a Boundary Line Adjustment for George E. Metcalf and Grace Kelly filed for record with the Douglas County Recorder on June 29, 1992 in Book 692, Page 5310, Document No. 282148, Official Records Douglas County, Nevada.

NOTE: The above metes and bounds description appeared previously in that certain Grant, Bargain and Sale Deed recorded in the office of the County Recorder of Douglas County, Nevada on January 21, 2004, as Document No. 602492 of Official Records.

**Assessor's Parcel Number(s):
1022-15-002-001**

STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
 a) 1022-15-002-001

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	
DOCUMENT/INSTRUMENT #:	_____
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: _____	

3. Total Value/Sales Price of Property:	\$125,000.00
Deed in Lieu of Foreclosure Only (value of property)	(_____)
Transfer Tax Value:	\$125,000.00
Real Property Transfer Tax Due:	\$487.50

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section _____
 b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: 100 %

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 M. Simpson Capacity ESCROW ASSISTANT
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Print Name: Shannon L. Snyder
 Address: 3289 Penrod Lane, Space 14
 City: Gardnerville
 State: NV Zip: 89410

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: Michael Lane, II
 Address: 1471 Sandstone
 City: Wellington
 State: NV Zip: 89444

COMPANY/PERSON REQUESTING RECORDING
 (required if not the seller or buyer)
 Print Name: eTRCo, LLC. On behalf of Western Title Company
 Address: Douglas Office
 1362 Highway 395, Ste. 109
 City/State/Zip: Gardnerville, NV 89410

Esc. #: 084873-ARJ