

DOUGLAS COUNTY, NV **2017-895612**
RPTT:\$1920.75 Rec:\$17.00
\$1,937.75 Pgs=4 **03/07/2017 08:23 AM**
CAPITAL TITLE COMPANY OF NEVADA, LLC
KAREN ELLISON, RECORDER

APN: 1219-14-002-025
ESCROW NO: 10016670
WHEN RECORDED MAIL TO and
MAIL TAX STATEMENT TO:
MARILYN HELM HADLEY & ANNE HADLEY POTTER
1441 Belford Rd.
Reno , NV 89509

RPTT = \$1,920.75

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

Michael O. Melvin, an unmarried man (who acquired title as Michael O. Melvin, a married man as his sole and separate property)

In consideration of \$10.00, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to

Marilyn Helm Hadley, an unmarried woman, and Anne Hadley Potter, an unmarried woman, together as joint tenants with right of survivorship

all that real property situated in the City of Gardnerville, County of Douglas, State of Nevada, described as follows:

See Exhibit A attached hereto and made a part hereof.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

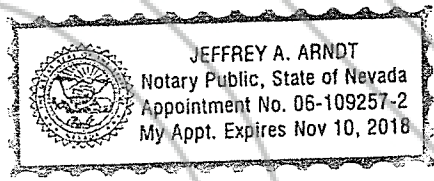
Witness his/hers/theirs hand(s) this 1st day of March 2017

[Signature]
Michael O. Melvin

STATE OF Nevada } SS:
COUNTY OF Douglas

This instrument was acknowledged before me on Feb March 1 2017
by Michael O. Melvin

[Signature]
Notary Public



NEVADA INDIVIDUAL ACKNOWLEDGMENT
NRS 240.166

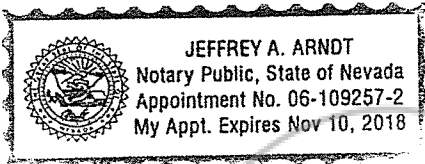
State of Nevada
County of Douglas } ss.

This instrument was acknowledged before me
on March 1st 2017 by
Date

Michael O Melvin (.)
Name of Signer No. 1

(and

_____))
Name of Signer No. 2 (if any)



Place Notary Seal and/or Stamp Above

[Signature]
Signature of Notary Public

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Grant, Bagarn, Sake Deed

Document Date: N/A Number of Pages: 3 w/ exhibit

Signer(s) Other Than Named Above: None

LEGAL DESCRIPTION

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, AND IS DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 14, TOWNSHIP 12 NORTH, RANGE 19 EAST, M.D.B &M., THENCE NORTH 59°48'28" EAST, 1,186.16 FEET TO THE NORTHWEST CORNER OF ASSESSOR'S PARCEL NO. 19-192-01 AS RECORDED IN THE DEED FOR HERBERT E. AND DORIS ESTABROOK, AS DOCUMENT NO. 80625, IN BOOK 575, ON PAGE 1091, DOUGLAS COUNTY, NEVADA, RECORDER'S OFFICE; THENCE ALONG THE EASTERLY RIGHT-OF-WAY OF FOOTHILL ROAD SOUTH 38°39'00" EAST, 205.24 FEET TO THE SOUTHWEST CORNER OF SAID ASSESSOR'S PARCEL; THENCE CONTINUING SOUTH 38°39'00" EAST, 15.00 FEET TO THE SOUTHWEST CORNER OF ASSESSOR'S PARCEL NO. 19-192-02 AS RECORDED IN BOOK 286, ON PAGE 463, AS DOCUMENT NO. 130539, THE POINT OF BEGINNING; THENCE CONTINUING ON THE EASTERLY RIGHT-OF-WAY OF FOOTHILL ROAD SOUTH 38°39'00" EAST, 115.00 FEET; THENCE NORTH 49°29'17" EAST, 390.48 FEET; THENCE NORTH 40°20'00" WEST, 109.11 FEET TO A POINT ON THE SOUTHERLY PROPERTY LINE OF SAID ASSESSOR'S PARCEL NO. 19-192-02; THENCE ALONG SAID PROPERTY LINE SOUTH 50°21'00" WEST, 387.13 FEET TO THE POINT OF BEGINNING.

APN: 1219-14-002-025

Document Number 687384 is provided pursuant to the requirements of NRS 111.312

STATE OF NEVADA
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

- a) 1219-14-002-025
- b) _____
- c) _____
- d) _____

2. Type of Property:

- a) Vacant Land
- b) XX Single Fam. Res.
- c) Condo/Twnhse
- d) 2-4 Plex
- e) Apt. Bldg
- f) Comm'l/Ind'l
- g) Agricultural
- h) Mobile Home
- Other

FOR RECORDER'S OPTIONAL USE ONLY

Book: _____ Page: _____
Date of Recording: _____
Notes: _____

3. Total Value/Sales Price of Property:

\$492,500.00

Deed in Lieu of Foreclosure Only (value of property) (_____)

Transfer Tax Value \$492,500.00

Real Property Transfer Tax Due: \$1,920.75

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 _____ Capacity Grantor

Signature _____ Capacity Grantee

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(Required)

(Required)

Print Name: Michael O. Melvin

Print Name: Marilyn Helm Hadley

Address: PO Box 9204

Address: 1441 Belford Rd

City: S. Lake Tahoe

City: Reno

State: California Zip: 96158

State: NV Zip: 89509

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Print Name: Capital Title Company of Nevada Escrow #: 10016670

Address: 540 W Plumb Lane, Suite 100

Reno, NV 89509

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED