

A.P.N.: 1219-03-002-055
File No: 143-2517328 ()
R.P.T.T.: \$1,599.00 C

When Recorded Mail To: Mail Tax Statements To:
Raymond M. Colebaugh and Margaret L. Colebaugh
1213 Foothill Road
Gardnerville, NV 89460

GRANT, BARGAIN and SALE DEED

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

Charles Wallace Maschal, a married man as his sole and separate property

do(es) hereby *GRANT, BARGAIN and SELL* to

Raymond M. Colebaugh and Margaret L. Colebaugh, husband and wife as joint tenants

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

A PARCEL OF LAND LOCATED IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 12 NORTH, RANGE 19 EAST, M.D.B. AND M., DOUGLAS COUNTY, NEVADA AS SHOWN ON PARCEL MAP, RECORDED AUGUST 27, 1975, AS DOCUMENT NO. 82695, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.

ALSO SHOWN AS PARCEL NO. 2 AS SHOWN ON THE AMENDED PARCEL MAP FILED FOR RECORD ON JUNE 17, 1976, AS DOCUMENT NO. 1110, OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA.

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

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

Date: 02/21/2017

Charles Wallace Maschal
Charles Wallace Maschal

STATE OF **NEVADA**)
)
) **ss.**
COUNTY OF **DOUGLAS**)

This instrument was acknowledged before me on 3-10-17 by
Charles Wallace Maschal.

Mary Kelsh
Notary Public
(My commission expires: 11-6-18)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated
February 21, 2017 under Escrow No. **143-2517328.**

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1219-03-002-055
- 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. a) Total Value/Sales Price of Property: \$410,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$410,000.00
- d) Real Property Transfer Tax Due \$1,599.00

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 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: *Charles Wallace Maschal*

Capacity: *Grantee*

Signature: *Margaret L. Colebaugh*

Capacity: *Grantee*

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Charles Wallace Maschal

Print Name: Raymond M. Colebaugh and Margaret L. Colebaugh

Address: 1031 Madsen Ct

Address: 1213 Foothill Road

City: Pleasanton

City: Gardnerville

State: CA Zip: 94566

State: NV Zip: 89460

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

Print Name: First American Title Insurance Company

File Number: 143-2517328 /mk

Address: 1663 US Highway 395, Suite 101

City: Minden

State: NV Zip: 89423

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)