

DOUGLAS COUNTY, NV

2017-896552

RPTT:\$0.00 Rec:\$17.00

\$17.00 Pgs=4

03/29/2017 02:55 PM

ETRCO

KAREN ELLISON, RECORDER

E05

APN#: 1121-22-000-012

RPTT: #5

Recording Requested By:

Western Title Company

Escrow No. 085579-TEA

When Recorded Mail To:

Morgan Jackson

P.O. Box 5846

Stateline, NV 89449

Mail Tax Statements to: (decds only)

Same as Above

(space above for Recorder's use only)

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 219B.030)

Signature

Traci Adams

Escrow Officer

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 Rachael Ann Jackson, a married woman, in consideration of \$10.00, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to Morgan Jackson, a married man as his sole and separate property 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, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Grantor and Grantee are wife and husband. It is the intention of Grantor that Grantee shall henceforth have and hold said real property as his sole and separate property. By this conveyance, Grantor releases any community interest that she might now have or be presumed to hereafter acquire in the above described property.

Dated: 01/26/2017


Rachael Ann Jackson

STATE OF Nevada

COUNTY OF Douglas

This instrument was acknowledged before me on

March 29, 2017

by Rachael Ann Jackson.

} ss


Notary Public

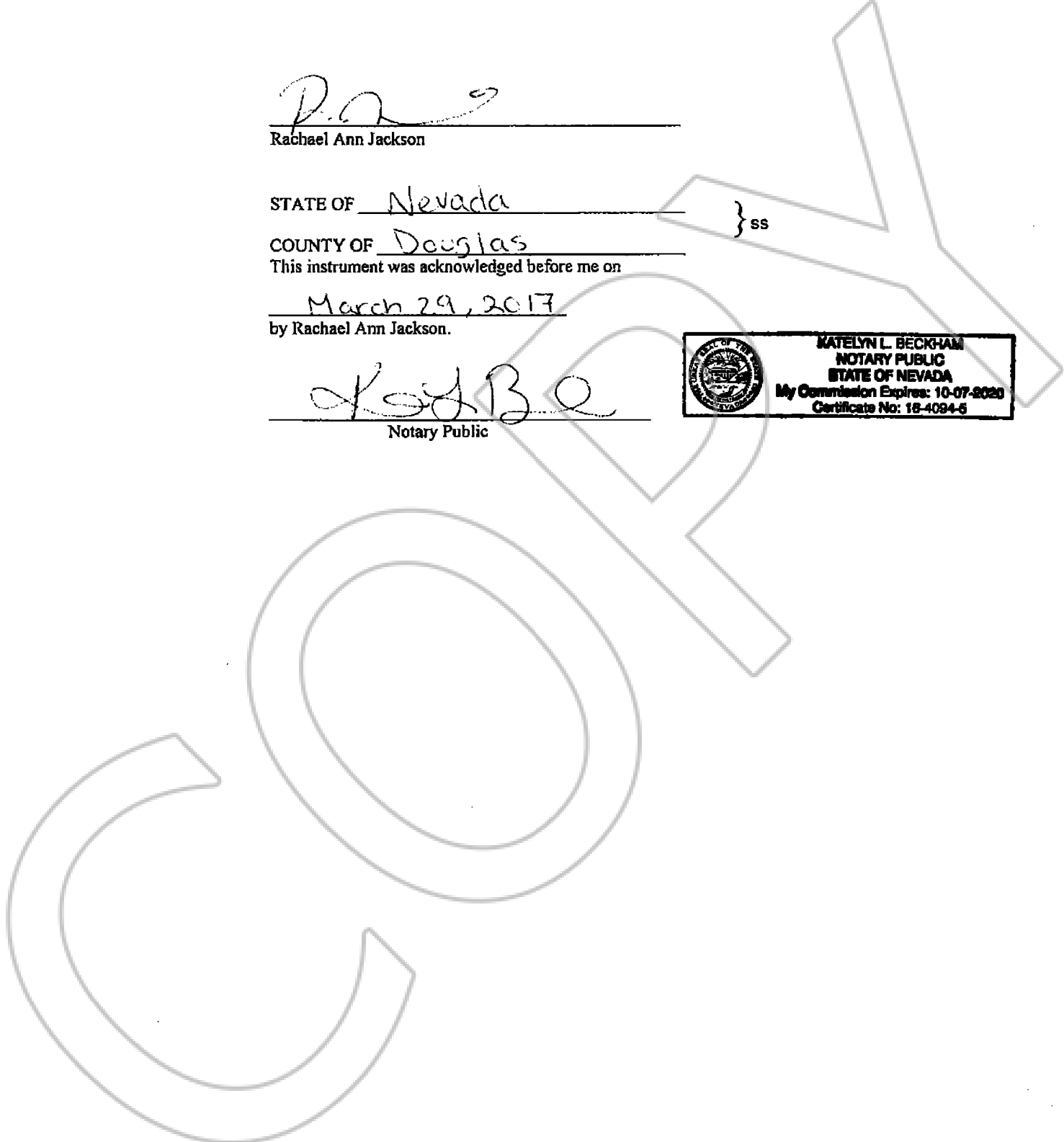


EXHIBIT "A"

The land referred to in this Commitment is situated in the County of Douglas, State of Nevada, and is described as follows:

PARCEL 1:

A PARCEL OF LAND SITUATED IN AND BEING A PORTION OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 22, TOWNSHIP 11 NORTH, RANGE 21 EAST, M.D.B. & M., DESCRIBED AS FOLLOWS:

PARCEL 2 AS SET FORTH ON THAT CERTAIN PARCEL MAP FOR ALFRED KNOOP, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON APRIL 22, 1977 IN BOOK 477, PAGE 1101, AS DOCUMENT NO. 8633.

RESERVING THEREFROM A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER THE EAST 60 FEET OF THE SOUTH 354.64 FEET OF THE NORTH 684.28 FEET OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 22, TOWNSHIP 11 NORTH, RANGE 21 EAST, M.D.B. & M.

PARCEL 2:

A NON-EXCLUSIVE RIGHT OF WAY FOR INGRESS AND EGRESS ACROSS THE NORTH 25 FEET OF THE SOUTH HALF (S 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4); AND THE SOUTH 25 FEET OF THE NORTH HALF (N 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE OF THE SOUTHEAST QUARTER (SE 1/4); ALSO THE EAST 50 FEET OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4), ALL IN SECTION 22, TOWNSHIP 11 NORTH, RANGE 21 EAST, M.D.B. & M.

PARCEL 3:

AN EASEMENT OR RIGHT OF WAY FOR A ROAD, 60 FEET WIDE, FROM THE NORTHWEST CORNER TO THE HIGHWAY, ALONG THE NORTH BOUNDARY OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 23, TOWNSHIP 11 NORTH, RANGE 21 EAST, M.D.B. & M., IN DOUGLAS COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 23, WHICH IS LOCATED NORTH 0°01' EAST, 1287.40 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 23; THENCE ALONG THE NORTH BOUNDARY OF SAID SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4), SOUTH 89°59' EAST, 402.56 FEET TO THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 395; THENCE ALONG THE HIGHWAY, SOUTH 28°22' EAST, 68.19 FEET; THENCE NORTH 89°59' WEST, 434.91 FEET, 60 FEET SOUTH OF AND PARALLEL TO THE NORTH BOUNDARY, TO THE SECTION LINE; THENCE ALONG THE SECTION LINE NORTH 0°01' EAST, 60.00 FEET TO THE POINT OF BEGINNING.

NOTE: The above metes and bounds description appeared previously in that certain Quitclaim Deed recorded in the office of the County Recorder of Douglas County, Nevada on March 26, 2015, as Document No. 2015-859259 of Official Records.

STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
 a) 1121-22-000-012

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: \$0.00
 Deed in Lieu of Foreclosure Only (value of property) (
 Transfer Tax Value: \$0.00
 Real Property Transfer Tax Due: \$0.00

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section #5
 b. Explain Reason for Exemption: wife deed to husband without consideration

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 [Signature] Capacity GRANTEE
 Signature [Signature] Capacity GRANTOR

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: Rachael Ann Jackson
 Address: P.O. Box 5846
 City: Stateline
 State: NV Zip: 89449

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Morgan Jackson
 Address: P.O. Box 5846
 City: Stateline
 State: NV Zip: 89449

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. #: 085579-TEA