

DOUGLAS COUNTY, NV

2017-896774

RPTT:\$487.50 Rec:\$17.00

\$504.50 Pgs=4

04/04/2017 12:25 PM

ETRCO

KAREN ELLISON, RECORDER

APN#: 1419-27-510-017

RPTT: \$487.50

Recording Requested By:

Western Title Company

Escrow No.: 086034-ARJ

When Recorded Mail To:

D.E. Jansse & Company

P.O. Box 52

Genoa, NV 89411

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,

L. Hugh Hutchins, Trustee of The Hutchins Family Trust dated 6-12-96

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

D.E. Jansse & Company, Inc., a Nevada Corporation

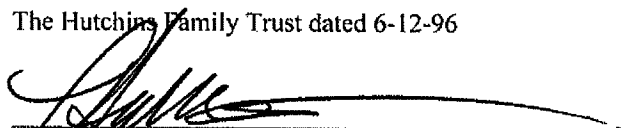
and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Genoa, County of Douglas State of Nevada bounded and described as follows:

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: 03/29/2017

The Hutchins Family Trust dated 6-12-96


  
\_\_\_\_\_  
L. Hugh Hutchins, Trustee

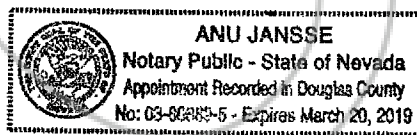
STATE OF Nevada } ss

COUNTY OF Douglas  
This instrument was acknowledged before me on

4/3/14

By L. Hugh Hutchins.

  
\_\_\_\_\_  
Notary Public



**EXHIBIT "A"**

**ALL THAT REAL PROPERTY SITUATE IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, DESCRIBED AS FOLLOWS:**

**A PARCEL OF LAND LOCATED WITHIN A PORTION OF SECTION 27, TOWNSHIP 14 NORTH, RANGE 19 EAST, MOUNT DIABLO MERIDIAN, DESCRIBED AS FOLLOWS:**

**COMMENCING AT THE SOUTHEAST CORNER OF LOT 34, AS SHOWN ON THE FINAL SUBDIVISION MAP PD 00-16 FOR MOUNTAIN MEADOW ESTATES, PHASE 1 RECORDED MARCH 6, 2002 IN THE OFFICE OF RECORDER, DOUGLAS COUNTY, NEVADA AS DOCUMENT NO. 536360, THE POINT OF BEGINNING;**

**THENCE ALONG THE NORTHERLY LINE OF JAMES CANYON LOOP, ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 530.00 FEET, CENTRAL ANGLE OF 06°23'50", ARC LENGTH OF 59.18 FEET, AND CHORD BEARING AND DISTANCE OF NORTH 72°51'00" WEST, 59.14 FEET; THENCE CONTINUING ALONG SAID NORTHERLY UNE, NORTH 76°02'55" WEST, 89.31 FEET; THENCE NORTH 24°33'05" WEST, 246.27 FEET; THENCE SOUTH 81°35'53" EAST, 73.88 FEET; THENCE SOUTH 07°16'55" WEST, 254.23 FEET TO THE POINT OF BEGINNING.**

**THE BASIS OF BEARING OF THIS DESCRIPTION IS NORTH 89°22'26" EAST, THE NORTH LINE OF THE NORTHWEST ONE-QUARTER OF SECTION 26, T14N., R19E., M.D.M. AS SHOWN ON RECORD OF SURVEY TO SUPPORT A BOUNDARY LINE ADJUSTMENT FOR RONALD L. SIMEK RECORDED JUNE 11, 1998 IN SAID OFFICE OF RECORDER AS DOCUMENT NO. 441786.**

**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 December 7, 2012, in Book 1212, Page 1836 as Document No. 814186 of Official Records.**

**Assessor's Parcel Number(s):  
1419-27-510-017**

STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)

a) 1419-27-510-017

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. Sunny Sun

Capacity ESCROW ASSISTANT

Signature \_\_\_\_\_

Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION (REQUIRED)**

Print Name: L. Hugh Hutchins, Trustee of The Hutchins Family Trust dated 6-12-96  
 Address: PO Box 631  
 City: Genoa  
 State: NV Zip: 89411

**BUYER (GRANTEE) INFORMATION (REQUIRED)**

Print Name: D.E. Jansse & Company, Inc., a Nevada Corporation  
 Address: P.O. Box 52  
 City: Genoa  
 State: NV Zip: 89411

**COMPANY/PERSON REQUESTING RECORDING**

(required if not the seller or buyer)

Print Name: eTRCo, LLC. On behalf of Western Title Company

Esc. #: 086034-ARJ

Address: Douglas Office  
1362 Highway 395, Ste. 109

City/State/Zip: Gardnerville, NV 89410

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