

A.P. No. 1220-15-511-023  
Escrow No. 143-2517668 SC  
R.P.T.T. \$1,072.50

*WHEN RECORDED RETURN TO:*

David A. Olsen and Carlene M. Olsen  
969 Fairway Drive  
Gardnerville, NV 89460

*MAIL TAX STATEMENTS TO:*

969 Fairway Drive  
Gardnerville, NV 89460

**GRANT, BARGAIN and SALE DEED**

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

Darryl T. Le Doux and Anne M. Le Doux, husband and wife as joint tenants with right of survivorship

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

David A. Olsen and Carlene M. Olsen, husband and wife as joint tenants with right of survivorship

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

**ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING A PORTION OF SECTION 15, TOWNSHIP 12 NORTH, RANGE 20 EAST, M. D. B. & M., DOUGLAS COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**COMMENCING AT THE NORTHWEST CORNER OF LOT 50, GARDNERVILLE RANCHOS SUBDIVISION, UNIT #3; THENCE NORTH 1° 29' 30" WEST A DISTANCE OF 202.00 FEET, 5 INCHES; THENCE NORTH 88° 30' 30" EAST, A DISTANCE OF 56.00 FEET, 4 INCHES TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 88° 30' 30" WEST A DISTANCE OF 56.00 FEET, 4 INCHES; THENCE SOUTH 1° 29' 30" EAST A DISTANCE OF 202.00 FEET, 5 INCHES TO THE NORTHWEST CORNER OF SAID LOT 50; THENCE NORTH 88° 30' 30" EAST ON AND ALONG THE NORTH LINE OF SAID LOT 50, A DISTANCE OF 100.00 FEET TO THE NORTHEAST CORNER THEREOF; THENCE NORTH 17° 00' WEST A DISTANCE OF 206.00 FEET, 10 INCHES TO THE TRUE POINT OF BEGINNING.**

**NOTE: THE ABOVE METES AND BOUND DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED OCTOBER 28, 1997 IN BOOK 1097, PAGE 5492, AS INSTRUMENT NO. 425012.**

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: 05/08/2017

COPY



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1220-15-511-023
- 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 \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3. a) Total Value/Sales Price of Property: \$275,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )
- c) Transfer Tax Value: \$275,000.00
- d) Real Property Transfer Tax Due \$1,072.50

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: *[Signature]*  
Signature: \_\_\_\_\_

Capacity: *Eggie's*  
Capacity: \_\_\_\_\_

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

Print Name: Darryl T. Le Doux and Anne M. Le Doux  
Address: 38568 Bent Palm Drive  
City: Palm Desert  
State: CA Zip: 92211

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

Print Name: David A. Olsen and Carlene M. Olsen  
Address: 969 Fairway Drive  
City: Gardnerville  
State: NV Zip: 89460

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

Print Name: First American Title Insurance Company File Number: 143-2517668 /SC  
Address: 1663 US Highway 395, Suite 101  
City: Minden State: NV Zip: 89423

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