

DOUGLAS COUNTY, NV

2017-900707

RPTT:\$0.00 Rec:\$16.00

\$16.00 Pgs=3

06/28/2017 02:41 PM

TICOR TITLE - GARDNERVILLE

KAREN ELLISON, RECORDER

E02

WHEN RECORDED MAIL TO:

Douglas County
Attn: Scott Morgan
PO Box 218
Minden, NV 89423

MAIL TAX STATEMENTS TO:

Douglas County

same as above

Escrow No. 1702838-RLT

The undersigned hereby affirms that this document submitted for recording does not contain the social security number of any person or persons.

(Pursuant to NRS 239b.030)

APN No.: 1022-15-001-112

R.P.T.T. \$ 0.00

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Topaz Community Open Bible Church, a Nevada non-profit Corporation


FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Douglas County

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

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

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

Topaz Community Open Bible Church, a
Nevada non-profit Corporation

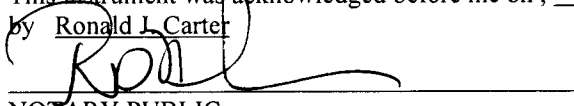


Ronald J. Carter, Pastor


STATE OF NEVADA
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on, 4/28/17
by Ronald J. Carter



NOTARY PUBLIC

 **RISHELE L. THOMPSON**
Notary Public - State of Nevada
Appointment Recorded in Douglas County
No: 09-54831-5 - Expires April 10, 2019



**EXHIBIT A
LEGAL DESCRIPTION**

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

PARCEL 1:

The following describes a parcel of land lying entirely within Parcel (B), as shown on the Official Plat of Topaz Ranch Estates Unit No. 4, as filed for record in the Office of the County Recorder, Douglas County, Nevada, being more particularly described as follows:

Commencing at the Southeasterly corner of Lot 8, Block V, and proceeding; thence along the Westerly line of the Roadside Park Parcel, South $12^{\circ}23'37''$ East 225.04 feet to the true point of beginning; thence continuing along said line, South $12^{\circ}23'37''$ East 164.79 feet to a point on the Northerly line of Nevada State Highway No. 3; thence along said Northerly line, South $67^{\circ}29'50''$ West 266.61 feet; thence leaving said line proceeding North $17^{\circ}25'09''$ West 187.78 feet to a point on the Southerly line of a 60-foot wide roadway; thence along said Southerly line, North $72^{\circ}34'51''$ East 280.00 feet to the true point of beginning.

PARCEL 2:

A non-exclusive easement for roadway purposes described as follows:

Commencing at the Southwest corner of Lot 1, Block V of TOPAZ RANCH ESTATES, UNIT NO. 4, and proceeding; thence along the Easterly side of Albite Road, South $12^{\circ}23'37''$ East 273.11 feet to the true point of beginning, said point also being the beginning of a curve to the left, the tangent of which bears the last described course; thence along said curve, having a central angle of $95^{\circ}01'32''$, a radius of 20.00 feet through an arc length of 33.17 feet to a point on the Northerly line of said 60-foot wide roadway; thence along said Northerly line, North $72^{\circ}34'51''$ East 1,463.88 feet to a point on the Westerly line of a roadside park parcel; thence along said Westerly line, South $12^{\circ}23'37''$ East 60.24 feet to a point on the Southerly line of said 60-foot wide roadway; thence along said line, South $72^{\circ}34'51''$ West 1,467.39 feet to the beginning of a curve to the left, the tangent of which bears the last described course; thence along said curve, having a central angle of $84^{\circ}58'28''$, a radius of 20.00 feet through an arc length of 29.66 feet to a point on the Easterly line of Albite Road; thence along said Easterly line North $12^{\circ}23'37''$ West 100.38 feet to the true point of beginning.

APN: 1022-15-001-112

Note: Document No. 646961 is provided pursuant to the requirements of Section 6.NRS 111.312.

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a. 1022-15-001-112
 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: \$ 26,500.00
 b. Deed in Lieu of Foreclosure Only (value of property) \$ _____
 c. Transfer Tax Value \$ 0.00
 d. Real Property Transfer Tax Due: \$ 0.00

4. **If Exemption Claimed**
 a. Transfer Tax Exemption, per NRS 375.090, Section 2
 b. Explain Reason for Exemption: Granting to a Government entity
 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 _____ Capacity grantor
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Topaz Community Open Bible Church, a Nevada non-profit Corporation
 Address: 1469 Highway 395 S.
 City: Gardnerville
 State: NV Zip: 89410

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Douglas County
 Address: PO Box 218
 City: Minden
 State: NV Zip: 89423

COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)
 Print Name: Ticor Title of Nevada, Inc. Escrow No.: 01702838-020-RLT
 Address: 1483 Highway 395 N, Suite B
 City, State, Zip: Gardnerville, NV 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED