

DOUGLAS COUNTY, NV  
RPTT:\$1267.50 Rec:\$20.00  
\$1,287.50 Pgs=7  
ETRCO  
KAREN ELLISON, RECORDER

**2017-901412**

07/14/2017 03:52 PM

APN# : 1220-25-501-018  
RPTT: \$1,267.50

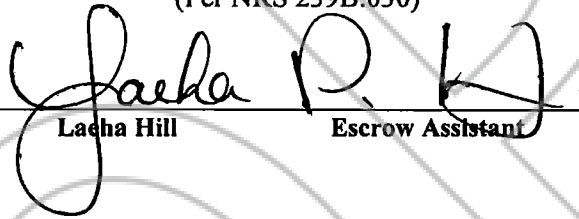
Recording Requested By:  
Western Title Company  
Escrow No.: 089067-ARJ

When Recorded Mail To:  
Merrill Gene Sept  
1966 Rock Bottom Road  
Gardnerville, NV 89410

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

  
Lasha Hill

Escrow Assistant

**Grant, Bargain, and Sale Deed**

**This document is executed In-Counter Part**

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,

Rachel P. Skaggs-McNeil and Robert T. Skaggs, wife and husband as joint tenants

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

Merrill G. Sept, a married as his Sole and Separate Property.

and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Gardnerville, 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: 07/07/2017

Rachel P. Skaggs-McNeil  
Rachel P. Skaggs-McNeil

\_\_\_\_\_  
Robert T. Skaggs

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on

\_\_\_\_\_

By Rachel P. Skaggs-McNeil and Robert T. Skaggs.

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

SEE ATTACHMENT FOR NOTARY.

# All-purpose Acknowledgment California only

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

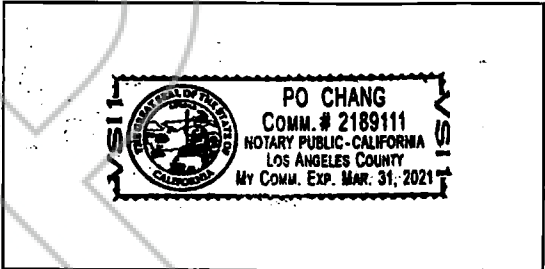
State of California

County of LOS ANGELES

On 07-10-2017 before me, PO CHANG (here insert name and title of the officer),

personally appeared RACHEL P. SKAGGS-MCNEIL

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



Notary Seal

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Handwritten Signature]

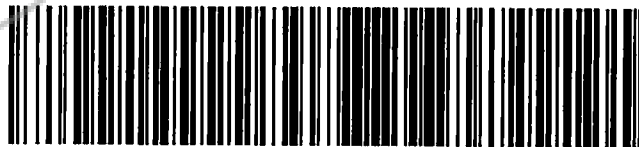
**For Bank Purposes Only**

Description of Attached Document

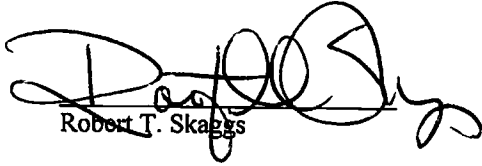
Type or Title of Document GRANT, BARGAIN AND SALE DEED

Document Date 05-07-2017 Number of Pages 1

Signer(s) Other Than Named Above \_\_\_\_\_



\_\_\_\_\_  
Rachel P. Skaggs-McNeil

  
\_\_\_\_\_  
Robert T. Skaggs

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on

\_\_\_\_\_

By Rachel P. Skaggs-McNeil and Robert T. Skaggs.

\_\_\_\_\_

Notary Public

} ss

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

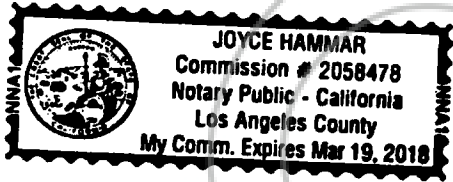
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )  
County of Los Angeles )  
On July 12, 2017 before me, Joyce Hammar, Notary Public,  
Date Here Insert Name and Title of the Officer  
personally appeared Robert T. Skaggs  
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Joyce Hammar  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document  
Title or Type of Document: GRANT, BARGIN AND SMOE DEED Document Date: \_\_\_\_\_  
Number of Pages: \_\_\_\_\_ Signer(s) Other Than Named Above: \_\_\_\_\_

Capacity(ies) Claimed by Signer(s)  
Signer's Name: \_\_\_\_\_  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

**EXHIBIT "A"**

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

**PARCEL 1:**

**That portion of the Northeast Quarter of the Northeast Quarter of Section 25, Township 12 North, Range 20 East, M.D.B. & M in the County of Douglas, State of Nevada, particularly described as follows:**

**Beginning at the Southwest corner of the Northeast Quarter of said Section 25; thence Northerly along the East 1/16th line, a distance of 150.00 feet; thence leaving said line North 84°30'00" East, a distance of 222.00 feet to the beginning of a tangent curve to the left, having a radius of 1,050.00 feet and a central angle of 06°30'00" thence Northeasterly along said curve an arc distance of 119.12 feet; thence South 15°00'00" East, a distance of 196.08 feet to a point in the South line of said Northeast Quarter of the Northeast Quarter: thence Westerly along said South line, a distance of 389.40 feet; more or less, to the point of beginning.**

**PARCEL 2:**

**Lot 1, Section 25, Township 12 North, Range 20 East, Mount Diablo Meridian, in the County of Nevada, State of Nevada, as described in a Patent from the United States of America recorded May 22, 2003 in Book 0503 Page 11845 as Document No. 577719 of Official Records of said Douglas County.**

**PARCEL 3:**

**Right-of-way to construct, operate, maintain an access road across public lands as set forth in right-of-way grant, serial number N-66476 issued by the United States Bureau of Land Management, recorded on October 10, 2000 in Book 1000, Page 1743, as Document No. 501140, Official Records of Douglas County, Nevada.**

**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 March 28, 2008, as Document No. 720468 of Official Records.**

**Assessor's Parcel Number(s):  
1220-25-501-018**

STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)  
 a) 1220-25-501-018G

2. Type of Property:  
 a)  Vacant Land  
 c)  Condo/Twnhse  
 e)  Apt. Bldg  
 g)  Agricultural  
 i)  Other \_\_\_\_\_  
 b)  Single Fam. Res.  
 d)  2-4 Plex  
 f)  Comm'l/Ind'l  
 h)  Mobile Home

FOR RECORDERS OPTIONAL USE ONLY	
DOCUMENT/INSTRUMENT #:	_____
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: _____	

3. Total Value/Sales Price of Property: \$325,000.00  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
 Transfer Tax Value: \$325,000.00  
 Real Property Transfer Tax Due: \$1,267.50

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 \_\_\_\_\_ Capacity officer  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

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

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

Print Name: Rachel P. Skaggs-McNeil  
 Address: c/o Donna McNeil  
 9163 Arcadia Ave  
 City: San Gabriel  
 State: CA Zip: 91775

Print Name: Merrill Gene Sept  
 Address: 1966 Rock Bottom Road  
 City: Gardnerville  
 State: NV Zip: 89410

**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. #: 089067-ARJ

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