DOUGLAS COUNTY, NV

2017-901698

RPTT:\$2562.30 Rec:\$16.00

\$2,578.30 Pgs=3

07/21/2017 11:25 AM

FIRST AMERICAN TITLE RENO
KAREN ELLISON, RECORDER

A.P.N.:

1219-14-002-001

File No:

12142-2522319 (JF)

R.P.T.T.:

\$2,562.30

When Recorded Mail To: Mail Tax Statements To: Nigel T. Leigh and Desire E.C. Aarts 406 Corie Court Gardnerville, NV 89460

GRANT, BARGAIN and SALE DEED

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

Sandra S. Gallagher, Co-Trustee of the Gallagher Family Trust dated May 27, 2014

do(es) hereby GRANT, BARGAIN and SELL to

Nigel T. Leigh and Desire E.C. Aarts, 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:

PARCEL 1:

A PARCEL OF LAND SITUATED IN AND BEING A PORTION OF THE WEST 1/2 OF SECTION 14 AND THE EAST 1/2 OF SECTION 15, TOWNSHIP 12 NORTH, RANGE 19 EAST, M.D.B. AND M., MORE PARTICULARLY DESCRIBED AS FOLLOWS

PARCEL 4A, AS SET FORTH FOR STUART DRANGE/MOLINE FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON OCTOBER 09, 1991, IN BOOK 1091, PAGE 1333, AS DOCUMENT NO. 262161.

PARCEL 2

AN EASEMENT FOR INGRESS AND EGRESS ON CORIE COURT AS SET FORTH IN DOCUMENT RECORDED JANUARY 02, 1991, IN BOOK 191, PAGE 18, DOCUMENT NO. 242116.

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. Date: 06/02/2017

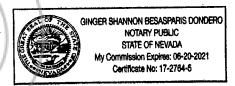
TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Date: 06/02/2017

Gallagher Family Trust dated May 27, 2014

Sandra S. Gallagher, Co-Trustee

STATE OF Newada): ss. country of Carson City)



This instrument was acknowledged before me on Suly 14, 2017 b Sandra S. Gallagher.

Notary Public

(My commission expires: <u>しんの みし</u>)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **June 02, 2017** under Escrow No. **12142-2522319**.

STATE OF NEVADA DECLARATION OF VALUE

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: SELLER (GRANTOR) INFORMATION (REQUIRED) (REQUIRED) Nigel T. Leigh and Desire Print Name: E.C. Aarts Address: 406 Corie Court City: Gardnerville State: To 1938 State: NV Zip: 89460 COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer) First American Title Insurance Print Name: Company Address: 4620 S. Carson Street, Suite 5	b c d d d d d d d d d	1.	Assessor Parcel Number(s)	/\		
2. Type of Property a) Vacant Land b) X Single Fam. Res. FOR RECORDERS OPTIONAL USE c) Condo/Twnhse d) 2-4 Plex Book Page: e) Apt. Bldg. f) Comm'l/Ind'l Date of Recording: g) Agricultural h) Mobile Home Notes: i) Other \$657,000.00 b) Deed in Lieu of Foreclosure Only (value of property) c) Transfer Tax Value: \$657,000.00 d) Real Property Transfer Tax Due \$2,562.30 4. If Exemption Claimed: a. Transfer Tax Exemption, per 375.090, Section: b. Explain reason for exemption. 5. Partial Interest: Percentage being transferred: 7% 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: SELLER (GRANTOR) INFORMATION (REQUIRED) Nigel T. Leigh and Desire Print Name: Gallagher Family Trust Capacity: Cap	2. Type of Property a)	a)	1219-14-002-001	()		
2. Type of Property a)	2. Type of Property a)	b)_		\ \		
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d) Real Property Transfer Tax Due \$2,562.30 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: SELLER (GRANTOR) INFORMATION (REQUIRED) Print Name: Gallagher Family Trust Address: 12653 Tierra fitzada by Address: 406 Corie Court City: 11 (050) State: Tx Zip: 74938 State: NV Zip: 89460 COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer) First American Title Insurance Print Name: Company Address: 4620 S. Carson Street, Suite 5	d) Real Property Transfer Tax Due \$2,562.30 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: SELLER (GRANTOR) INFORMATION (REQUIRED) Print Name: Gallagher Family Trust Address: 12653 Tierra Alzada Ara Address: 406 Corie Court City: El QSD City: Gardnerville State: TX Zip: 74938 State: NV Zip: 89460 COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer) First American Title Insurance					
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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: SELLER (GRANTOR) INFORMATION (REQUIRED) Nigel T. Leigh and Desire Print Name: Capacity: BUYER (GRANTEE) INFORMATION (REQUIRED) Nigel T. Leigh and Desire Print Name: E.C. Aarts Address: 406 Corie Court City: Gardnerville State: COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer) First American Title Insurance Print Name: Company Address: 4620 S. Carson Street, Suite 5	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: SELLER (GRANTOR) INFORMATION (REQUIRED) Nigel T. Leigh and Desire Print Name: Address: Addres		d) Real Property Transfer Tax Due	\$2,562.30		
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SELLER (GRANTOR) INFORMATION (REQUIRED) Print Name: Gallagher Family Trust Address: 12653 Tierra Alzada Desire Print Name: E.C. Aarts Address: 406 Corie Court City: State: Tx Zip: 74938 State: NV Zip: 89460 COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer) First American Title Insurance Print Name: Company Address 4620 S. Carson Street, Suite 5	SELLER (GRANTOR) INFORMATION (REQUIRED) Print Name: Gallagher Family Trust Address: 12653 Tierra Atzada M City: State: TX Zip: 74938 State: NV Zip: 89460 COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer) First American Title Insurance	Sigi	nature of fall of her			
Company Print Name: Company Address 400 Carson Street, Suite 5 Carson Street, Suit	Company/person required in not seller or buyer First American Title Insurance Required in Name: (Required) Nigel T. Leigh and Desire Nigel T. Leigh and Desire Print Name: E.C. Aarts Address: 406 Corie Court Address: 406 Corie Court City: Gardnerville State: NV	Sigi				
Print Name: Gallagher Family Trust Address: 12653 Tierra Alzada Dr City: State: Tx Zip: 74938 State: NV Zip: 89460 COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer) First American Title Insurance Print Name: Company Address 4620 S. Carson Street, Suite 5	Print Name: Gallagher Family Trust Address: 12653 Tierra Alzada Dr Address: 406 Corie Court City: State: Tx Zip: 74938 State: NV Zip: 89460 COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer) First American Title Insurance	Name and Address of the Owner, where		BUYER (GRANTEE) INFORMATION		
Print Name: Gallagher Family Trust Address: 12653 Tierra Alzada Dr Address: 406 Corie Court City: State: Tx Zip: 74938 State: NV Zip: 89460 COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer) First American Title Insurance Print Name: Company File Number: 12142-2522319 JF/ JF Address 4620 S. Carson Street, Suite 5	Print Name: Gallagher Family Trust Address: 12653 Tierra Alzada Dr Address: 406 Corie Court City: El Paso City: Gardnerville State: Tx Zip: 74938 State: NV Zip: 89460 COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer) First American Title Insurance		(REQUIRED)	Nigel T. Leigh and Desire		
City: Gardnerville State: TX Zip: 7,4938 State: NV Zip: 89460 COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer) First American Title Insurance Print Name: Company File Number: 12142-2522319 JF/ JF Address 4620 S. Carson Street, Suite 5	City: Gardnerville State: TX Zip: 7,4938 State: NV Zip: 89460 COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer) First American Title Insurance	Prir	nt Name: Gallagher Family Trust	Print Name: E.C. Aarts		
State: Zip: 74938 State: NV Zip: 89460 COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer) First American Title Insurance Print Name: Company Address 4620 S. Carson Street, Suite 5	State: Zip: 74938 State: NV Zip: 89460 COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer) First American Title Insurance	Add	dress: 12653 Tierra Alzada DV	Address: 406 Corie Court		
COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer) First American Title Insurance Print Name: Company Address 4620 S. Carson Street, Suite 5	COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer) First American Title Insurance	City				
First American Title Insurance Print Name: Company Address 4620 S. Carson Street, Suite 5	First American Title Insurance		te: <u>TX</u> Zip: <u>7 9938</u>			
Print Name: Company File Number: 12142-2522319 JF/ JF Address 4620 S. Carson Street, Suite 5		<u>co</u>		<u>(required if not seller or buyer)</u>		
Address 4620 S. Carson Street, Suite 5	Print Name: Company / File Number: 12142-252519 JF/ JF	. .		File Number: 12142 2522210 IE/ IE		
				File Number. 12142-2022519 JP/ JF		
City Carson City 2 Zip. 00701	City: Carson City State: NV Zip: 89701			State: NV Zip:89701		
	(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)	3,13	(AS A PUBLIC RECORD THIS FORM MAY			