

DOUGLAS COUNTY, NV  
RPTT:\$2562.30 Rec:\$16.00  
\$2,578.30 Pgs=3 2017-901698  
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

COPY

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

S. S. Gallagher  
Sandra S. Gallagher, Co-Trustee



STATE OF Nevada )  
: ss.  
COUNTY OF Carson City )

This instrument was acknowledged before me on July 14, 2017 by **Sandra S. Gallagher.**

[Signature]  
Notary Public  
(My commission expires: 6.20.21)

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**

1. Assessor Parcel Number(s)  
 a) 1219-14-002-001  
 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	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a) Total Value/Sales Price of Property: \$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: \_\_\_\_\_ %

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: Grantor  
 Capacity: \_\_\_\_\_

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

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

Print Name: Gallagher Family Trust  
 Address: 12653 Tierra Alzada Dr  
 City: El Paso  
 State: TX Zip: 79938

Print Name: Nigel T. Leigh and Desire E.C. Aarts  
 Address: 406 Corie Court  
 City: Gardnerville  
 State: NV Zip: 89460

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

Print Name: First American Title Insurance Company  
 Address: 4620 S. Carson Street, Suite 5  
 City: Carson City

File Number: 12142-2522319 JF/ JF  
 State: NV Zip: 89701

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