

DOUGLAS COUNTY, NV  
RPTT:\$2223.00 Rec:\$16.00  
\$2,239.00 Pgs=3  
RELIANT TITLE - RENO  
KAREN ELLISON, RECORDER

2017-902050

07/28/2017 03:00 PM

**RECORDING REQUESTED BY:**

Reliant Title  
5485 Kietzke LN  
Reno, NV 89511  
Escrow No.: 202-1700674-LS

**WHEN RECORDED MAIL TO and  
MAIL TAX STATEMENTS TO:**

Karl Blair and Jill Blair  
3701 State Route 208  
Wellington, NV 89444

R.P.T.T.: \$2,223.00

A.P.N.: 1022-16-002-104

**GRANT, BARGAIN, SALE DEED**

THE INDENTURE WITNESSETH: That Paul N Manzano and Jessica A Manzano **husband and wife as joint tenants**  
FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do(es) hereby Grant, Bargain, Sell and

Convey to Karl Blair and Jill Blair husband and wife as joint tenants

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

A Parcel of land lying in a portion of the S1/2 SE1/4 Section 16, T. 10N., R. 22E., M.D.B.&M., Douglas County, Nevada; further described as follows:

Beginning at the S.W. corner of said Section 16, thence along the South line of said Section 16, S.89°58'E., 2635.53 feet to the South one-quarter corner of said Section 16, thence along said Section line N.89°45'E., 189.60 feet to the S.W. corner of this 30.00 acre parcel and true point of beginning, thence continuing along said Section line.

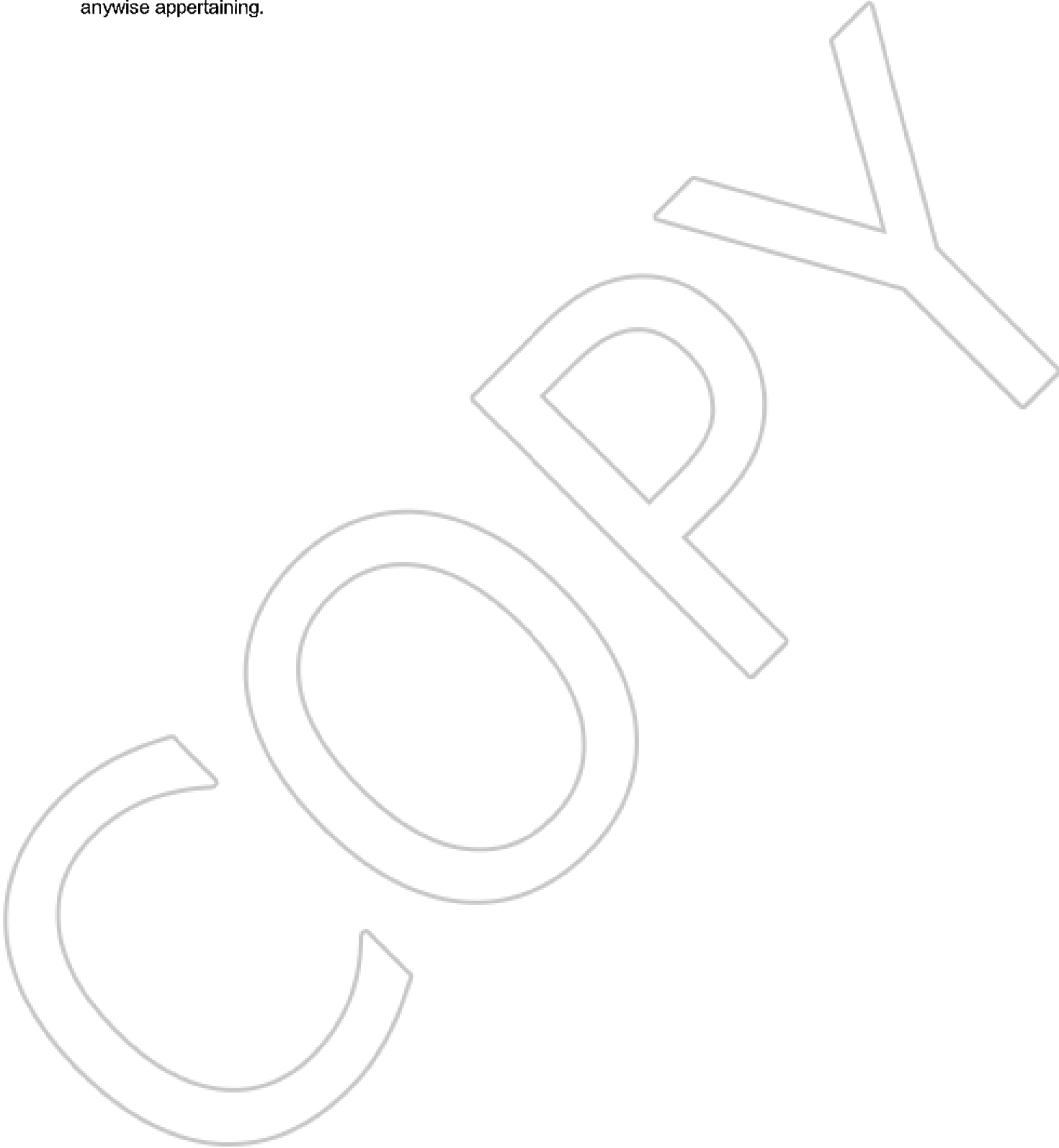
N.89°45'E., 1451.80 feet to the S.E. corner, thence leaving the Section line North 1155.20 feet to the Southerly R/W line of State Highway 3, thence along said R/W line S.66°55'W., 234.55 feet to the highway engineer's Station 'H' 103+62.97 P.T., thence on a curve to the right, through a central angle of 14°32'32" with a radius of 5075.00 feet, for a length of 1288.08 feet, thence leaving said R/W South 719.52 feet to the South line of Section 16, and true Point of Beginning.

The above metes and bounds legal description appeared previously in that certain Document recorded on September 18, 2014, in Book 914, Page 3291, as Document No. 849584, Official Records, pursuant to NRS Section 6. NRS 111.312.

APN: 1022-16-002-104

SUBJECT TO: 1. Taxes for the fiscal year 2017.  
2. Covenants, Conditions, Reservations, Rights, Rights of Way and Easements now of record.

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



Date: June 9, 2017

[Signature]  
Paul N Manzano

[Signature]  
Jessica A Manzano

STATE OF Nevada

COUNTY OF Washoe

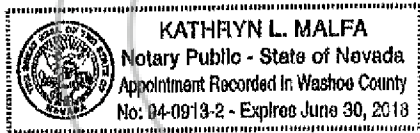
I, KATHRYN L. MALFA, a Notary Public for the County of Washoe and State  
of Nevada, do hereby certify that  
Paul N. Manzano & Jessica A. Manzano  
personally appeared before me this day and  
acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 14<sup>th</sup> day of July, 2017.

[Signature]  
Notary Public

My Commission Expires: 6-30-18

(SEAL)



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1022-16-002-104  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

2. Type of Property:
- |  |  |
|--|--|
| a) <input type="checkbox"/> Vacant Land  | b) <input checked="" type="checkbox"/> Sgl. Fam. Residence |
| c) <input type="checkbox"/> Condo/Twnhse | d) <input type="checkbox"/> 2-4 Plex                       |
| e) <input type="checkbox"/> Apt. Bldg.   | f) <input type="checkbox"/> Comm'l/Ind'l                   |
| g) <input type="checkbox"/> Agricultural | h) <input type="checkbox"/> Mobile Home                    |
| i) <input type="checkbox"/> Other: _____ |  |

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument No.:	_____
Book _____	Page _____
Date of Recording:	_____
Notes:	_____

3. a. Total Value/Sale Price of Property: \$570,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)  
 c. Transfer Tax Value: \$570,000.00  
 d. Real Property Transfer Tax Due: \$2,223.00
4. **IF EXEMPTION CLAIMED:**  
 a. Transfer Tax Exemption, per NRS 375.090, Section: \_\_\_\_\_  
 b. Explain Reason for Exemption: \_\_\_\_\_
5. Partial Interest: Percentage Being Transferred: 100.00%

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 the 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] Capacity: \_\_\_\_\_ Grantor  
 Signature \_\_\_\_\_ Capacity: \_\_\_\_\_ Grantee

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

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

Print Name: Paul N Manzano and Jessica A Manzano  
 Address: 851 Jacks Valley Rd  
 City: Norson City  
 State: NV Zip: 89705

Print Name: Karl Kent Blair and Jill Marcus Blair  
 Address: 3701 State Route 208  
 City: Wellington NV 89444  
 State: NV Zip: 89444

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

Print Name: Reliant Title Esc. #: 202-1700674  
 Address: 5485 Kietzke LN  
 City: Reno State: NV Zip: 89511

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED