

A.P.N.: 1219-10-002-043  
File No: 143-2523771 (NF)  
R.P.T.T.: \$2,698.80

When Recorded Mail To: Mail Tax Statements To:  
Thomas Magallanes and Sandra Marie Magallanes  
232 Shadow Mountain Circle  
Gardnerville, NV 89460

***GRANT, BARGAIN and SALE DEED***

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

David W. Groendyke, an unmarried man

do(es) hereby *GRANT, BARGAIN and SELL* to

Thomas Magallanes and Sandra Marie Magallanes, 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:

**LOT 14, IN BLOCK A, AS SHOWN ON THE OFFICIAL MAP OF SIERRA RANCHO ESTATES  
UNIT NO. 2, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF  
DOUGLAS COUNTY, NEVADA, ON MAY 17, 1985, IN BOOK 585 PAGE 1534, AS  
DOCUMENT NO. 117513.**

**EXCEPTING THEREFROM:**

**COMMENCING AT THE SOUTHEASTERLY CORNER OF LOT 14 OF SIERRA RANCHO  
ESTATES SUBDIVISION, UNIT 2, AS SHOWN ON THE OFFICIAL PLAT AS RECORDED  
IN BOOK 585, AT PAGE 1534, DOUGLAS COUNTY, NEVADA, RECORDERS OFFICE,  
SAID CORNER ALSO BEING A COMMON CORNER OF LOT 15 AND A POINT ON THE  
WESTERLY LINE OF LOT 13 OF SAME SUBDIVISION, SAID POINT IS THE TRUE POINT  
OF BEGINNING OF PARCEL ONE AND PARCEL TWO, THENCE NORTH 00°15'00" EAST,  
140.25 FEET; THENCE WESTERLY ALONG A CURVE OF RADIUS 693.19 FEET, CONCAVE  
NORTHERLY, TANGENT BEARING OF SOUTH 87°00'00" EAST 30.07 FEET THROUGH A  
CENTRAL ANGLE OF 2°29'09"; THENCE SOUTH 00°15'00" WEST, 142.34 FEET;  
THENCE NORTH 89°45'09" EAST, 30.0 FEET TO THE POINT OF BEGINNING.**

**NOTE: THE ABOVE METES AND BOUNDS LEGAL DESCRIPTION APPEARED IN THAT  
CERTAIN DOCUMENT RECORDED OCTOBER 01, 1999 IN BOOK 1099, PAGE 0104, AS  
INSTRUMENT NO. 0477960**

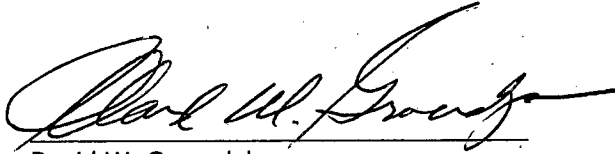
Subject to

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.

*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: 07/03/2017

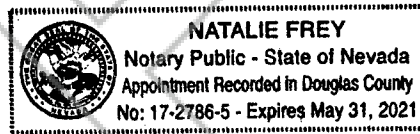
DRAFT

  
David W. Groendyke

STATE OF **NEVADA** )  
 ) : **ss.**  
COUNTY OF **DOUGLAS** )

This instrument was acknowledged before me on Aug 7, 2017 by **David W. Groendyke.**

  
Notary Public  
(My commission expires: 05/31/2021)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **July 03, 2017** under Escrow No. **143-2523771**.

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1219-10-002-043 \_\_\_\_\_
- 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: \$692,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )
- c) Transfer Tax Value: \$692,000.00
- d) Real Property Transfer Tax Due \$2,698.80

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: *David W. Groendyke*  
 Signature: \_\_\_\_\_

Capacity: *Escrow Officer*  
 Capacity: \_\_\_\_\_

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

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

Print Name: David W. Groendyke  
 Address: 1700 Buckthorn Ct  
 City: Minden  
 State: NV Zip: 89423

Print Name: Thomas Magallanes and Sandra Marie Magallanes  
 Address: 232 Shadow Mountain Circle  
 City: Gardnerville  
 State: NV Zip: 89460

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

First American Title Insurance  
 Print Name: Company  
 Address: 1663 US Highway 395, Suite 101  
 City: Minden

File Number: 143-2523771 NF/ NF  
 State: NV Zip: 89423

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