

DOUGLAS COUNTY, NV

2017-903034

RPTT:\$0.00 Rec:\$16.00

\$16.00 Pgs=3

08/23/2017 10:02 AM

RELIANT TITLE - RENO

KAREN ELLISON, RECORDER

E03

RECORDING REQUESTED BY:

Reliant Title
5485 Kietzke LN
Reno, NV 89511
Escrow No.: 202-1700873-JES

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

Wesley Rau
2610 Bluebird Way
Gardnerville, NV 89410

R.P.T.T.: \$0.00

A.P.N.: 1221-15-000-001

GRANT, BARGAIN, SALE DEED

THE INDENTURE WITNESSETH: That **Wesley Rau**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do(es) hereby Grant, Bargain, Sell and

Convey to Wesley Rau a married man as his sole and separate property

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

All that certain Property situated in the County of Douglas, and State of Nevada, being described as follows:

Being a portion of the Northwest 1/4 of the Northwest 1/4 of Section 15, Township 12 North, Range 21 East, M.D.B. &M., more particularly described as follows:

BEGINNING AT THE Northwest corner of said Section 15, thence South 89°38' 31" East, a distance of 440.50 feet to a point; thence South 0°59'10" West, a distance of 492.59 feet to a point; thence North 89°45'51" West, a distance of 440.50 feet to a point; thence North 0°59' 0" East, a distance of 494.81 feet to the POINT OF BEGINNING.

Said land more fully shows as Parcel 1 as set forth on that certain Parcel Map 8 filed for record in the office of the County Recorder of Douglas County, Nevada on September 23, 1977 as Document No. 13277 Official Records.

Parcel 2:

An easement for ingress and egress (access road) with incidents thereto, over and across a strip of land 60 feet in width being appurtenant to said land, more particularly described in Instrument recorded September 28, 1977, in Book 977, Page 1643, Document No. 14320, Official Records of Douglas County, Nevada.

APN: 1221-15-000-001

SUBJECT TO: 1. Taxes for the fiscal year 2017/2018.
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.

COPY

Date: August 4, 2017

W. Rau
Wesley Rau

STATE OF NEVADA
COUNTY OF Washoe


I, J. Salemmme, a Notary Public for the County of Clark and State of Nevada do hereby certify that Wesley Rau and personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 18 day of August, 2017.

J. Salemmme
Notary Public

My Commission Expires: 7/12/20

(SEAL)

 J. SALEMME
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No: 06-109236-2 - Expires July 12, 2020

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1221-15-000-001
 b) _____
 c) _____
 d) _____

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

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

3. a. Total Value/Sale Price of Property: \$0.00
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)
 c. Transfer Tax Value: \$0.00
 d. Real Property Transfer Tax Due: \$0

4. **IF EXEMPTION CLAIMED:**
 a. Transfer Tax Exemption, per NRS 375.090, Section: 3
 b. Explain Reason for Exemption: correcting ownership/grantor title vesting without consideration
 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: Wesley Rau
 Address: 2610 Bluebird Way
 City: Gardnerville
 State: NV Zip: 89410

Print Name: Wesley Rau
 Address: 2610 Bluebird Way
 City: Gardnerville
 State: NV Zip: 89410

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

Print Name: Reliant Title Esc. #: 202-1700873
 Address: 5485 Kietzke LN
 City: Reno State: NV Zip: 89511