

RECORDING REQUESTED BY:

Reliant Title
5485 Kietzke LN
Reno, NV 89511

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

Wesley Rau and Laura M. Rau
2610 Bluebird Way
Gardnerville, NV 89410

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

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

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Wesley Rau, a married man as his sole and separate property

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do(es) hereby Grant, Bargain, Sell and Convey to Wesley Rau and Laura M. Rau, husband and wife as joint tenants with right of survivorship

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.

DATED: August 18, 2017

STATE OF NEVADA
COUNTY OF WASHOE


This instrument was acknowledged before me

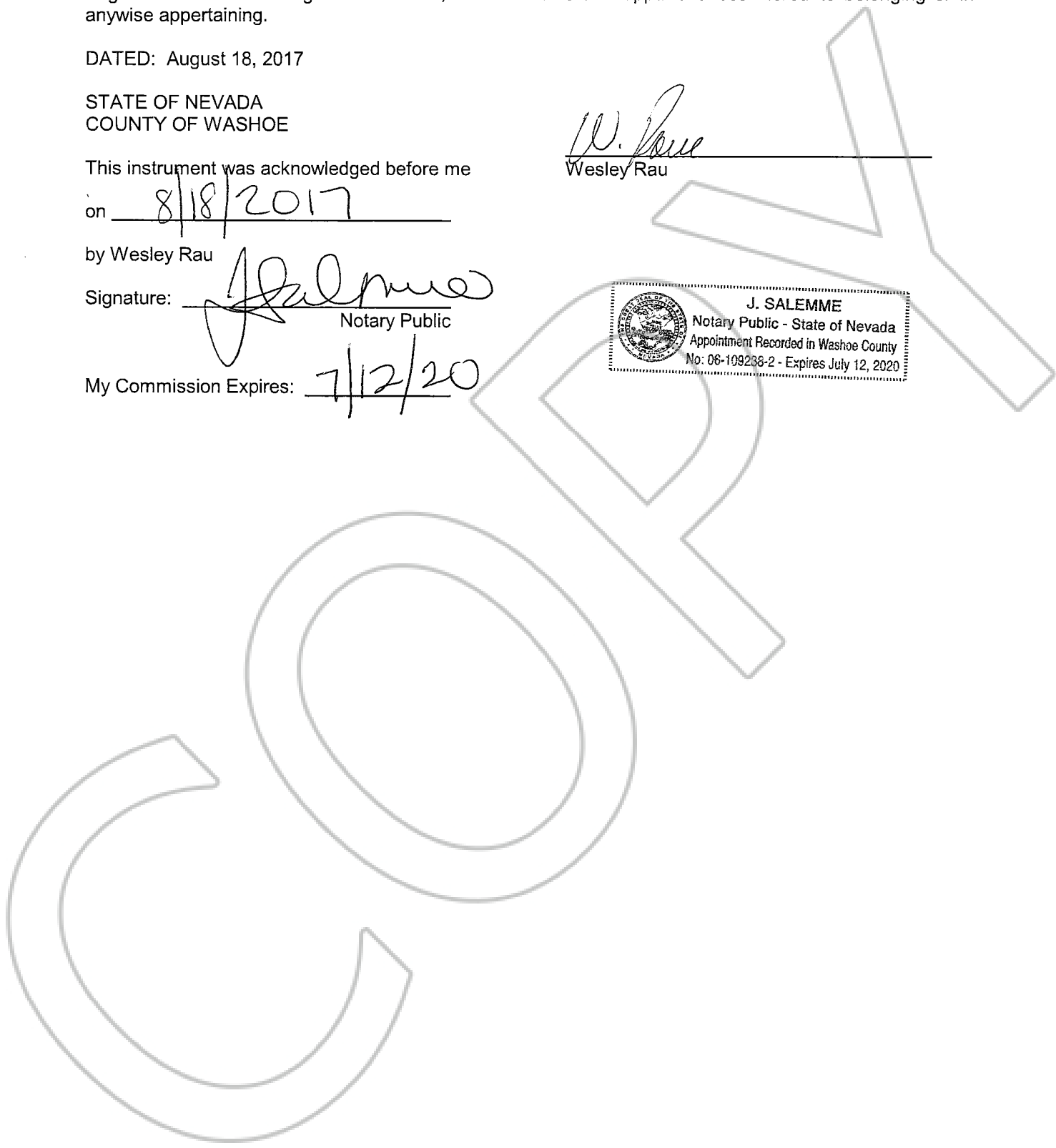
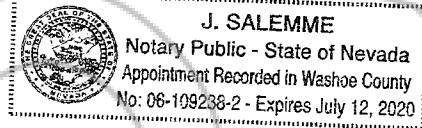
on 8/18/2017

by Wesley Rau

Signature: 
Notary Public

My Commission Expires: 7/12/20


Wesley Rau



**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: 5
 b. Explain Reason for Exemption: adding spouse to title 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: _____ Capacity: [Signature]
 Signature _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: <u>Wesley Rau</u>	Print Name: <u>Wesley Rau and Laura M. Rau</u>
Address: <u>2610 Bluebird Way</u>	Address: <u>2610 Bluebird Way</u>
City: <u>Gardnerville</u>	City: <u>Gardnerville</u>
State: <u>NV</u> Zip: <u>89410</u>	State: <u>NV</u> Zip: <u>89410</u>

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

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED