

DOUGLAS COUNTY, NV
RPTT:\$2281.50 Rec:\$16.00
\$2,297.50 Pgs=3 08/30/2017 10:14 AM
FIRST AMERICAN TITLE MINDEN
KAREN ELLISON, RECORDER

A.P.N.: 1319-03-202-009
File No: 143-2523809 (mk)
R.P.T.T.: \$2,281.50

When Recorded Mail To: Mail Tax Statements To:
Randall R. Chitwood
PO Box 961
Minden, NV 89423

GRANT, BARGAIN and SALE DEED

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

Michael Rechs and Elizabeth Rechs, husband and wife as joint tenants with right of survivorship

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

Randall R. Chitwood, an unmarried man

the real property situate in the County of Douglas, State of Nevada, described as follows:

A PARCEL OF LAND LOCATED IN THE SOUTHEAST ¼ OF THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 3, TOWNSHIP 13 NORTH, RANGE 19 EAST, M.D.B.&M., DOUGLAS COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 3, TOWNSHIP 13 NORTH, RANGE 19 EAST, PROCEED NORTH 28°02'41" EAST, 4247.55 FEET TO THE TRUE POINT OF BEGINNING, WHICH IS THE NORTHWEST CORNER OF THE PARCEL, AND LIES ON THE EASTERLY RIGHT OF WAY LINE OF JACKS VALLEY ROAD; THENCE NORTH 89°59'00" EAST, 202.07 FEET TO THE NORTHEAST CORNER OF THE PARCEL; THENCE SOUTH 18°03'00" WEST 292.45 FEET TO THE SOUTHEAST CORNER OF THE PARCEL; THENCE SOUTH 89°59'00" WEST, 220.62 FEET TO THE SOUTHWEST CORNER OF THE PARCEL WHICH LIES ON THE EAST RIGHT OF WAY LINE OF JACKS VALLEY ROAD; THENCE NORTH 21°26'06" EAST 298.92 FEET ALONG THE EAST RIGHT OF WAY LINE OF JACKS VALLEY ROAD TO THE TRUE POINT OF BEGINNING.

SAID PARCEL BEING FURTHER SET FORTH ON RECORD OF SURVEY FOR GABLER-HERZ FAMILY TRUST RECORDED JULY 15, 1993 IN BOOK 793, PAGE 2781, AS DOCUMENT NO. 312518, OF OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.

NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN GRANT, BARGAIN, SALE DEED RECORDED MAY 30, 2014, IN BOOK 514, PAGE 6355, AS INSTRUMENT NO. 843634, OFFICIAL RECORDS.

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: 07/05/2017

COPY

Michael Rechs

Michael Rechs

Elizabeth Rechs

Elizabeth Rechs

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

This instrument was acknowledged before me on 8/23/17 by **Michael Rechs and Elizabeth Rechs.**

Mary Kelsh
Notary Public
(My commission expires: 11-16-18)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **July 05, 2017** under Escrow No. **143-2523809.**

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 1319-03-202-009
 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'/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: \$585,000.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$585,000.00
 d) Real Property Transfer Tax Due \$2,281.50

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: *Michael Rechs*
 Signature: _____

Capacity: *agent*
 Capacity: _____

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

Print Name: Michael Rechs and Elizabeth
 Address: PO Box 1032
 City: Genoa
 State: NV Zip: 89411

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

Print Name: Randall R. Chitwood
 Address: PO Box 961
 City: Minden
 State: NV Zip: 89423

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

Print Name: Company File Number: 143-2523809 mk/ mk
 Address 1663 US Highway 395, Suite 101
 City: Minden State: NV Zip: 89423

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