

DOUGLAS COUNTY, NV

2018-909627

RPTT:\$0.00 Rec:\$35.00

01/25/2018 09:56 AM

\$35.00 Pgs=4

FIRST AMERICAN TITLE INSURANCE COMPANY

KAREN ELLISON, RECORDER

E03

APN# 1318-23-710-094

File # 2525597

Recording Requested By:

Name: First American Title Company
Address: 2500 Paseo Verde Pkwy Ste 120
City/State/Zip: Henderson, NV 89074

When Recorded Return To: Mail Tax Statements To:

Name: Shelley Lothringer and Roy Lothringer
Address: 20311 Brentstone Lane
City/State/Zip: Huntington Beach, CA 92646

Grant, Bargain and Sale Deed
(Title On Document)

Re-record to attached corrected legal

description to document recorded 2017-903530
(Reason for Re-Record)

This page added to provide additional information required by
NRS 111.312 Sections 1-2 (Additional recording fee applies).

This cover page must be typed or printed clearly in black ink only.

EXHIBIT 'A'

LOT 3 PER LAKEWOOD KNOLLS, FILED FOR RECORD ON MAY 29, 1958, AS DOCUMENT NUMBER 13163;

TOGETHER WITH ALL THAT PORTION OF LOT 4 PER SAID LAKEWOOD KNOLLS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT BEARS SOUTH 38°19'27" EAST 170.69 FEET FROM THE PROPERTY CORNER COMMON TO LOT 3, LOT 4 AND LOT 9 PER SAID LAKEWOOD KNOLLS;

THENCE SOUTH 88°05'28" EAST 11.14 FEET;

THENCE NORTH 84°32'03" EAST 27.29 FEET;

THENCE SOUTH 51°09'09" EAST 41.61 FEET;

THENCE SOUTH 30°38'12" EAST 35.40 FEET;

THENCE SOUTH 37°01'02" EAST 47.05 FEET;

THENCE SOUTH 06°28'01" EAST 4.45 FEET TO THE WESTERLY RIGHT-OF-WAY OF CHIMNEY-ROCK ROAD;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY OF CHIMNEY ROCK ROAD, WITH A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST, WITH A RADIUS OF 130 FEET, A CENTRAL ANGLE OF 14°29'43", AND AN ARC LENGTH OF 32.89 FEET; THE CHORD OF SAID CURVE BEARS SOUTH 58°55'08" WEST 32.80 FEET;

THENCE NORTH 38°19'27" WEST 144.29 FEET TO THE POINT OF BEGINNING.

NOTE: THE ABOVE METES AND BOUND DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED JUNE 22, 2015, AS INSTRUMENT NO. 864928.

DOUGLAS COUNTY, NV **2017-903530**
RPTT:\$3981.90 Rec:\$15.00
\$3,996.90 Pgs=2 09/01/2017 03:49 PM
FIRST AMERICAN TITLE MINDEN
KAREN ELLISON, RECORDER

A.P.N.: 1318-23-710-094
File No: 141-2525597 (JL)
R.P.T.T.: \$3,981.90 C

When Recorded Mail To: Mail Tax Statements To:
Shelley L. Lothringer and Roy D. Lothringer
20311 Brentstone Lane
Huntington Beach , CA 92646

GRANT, BARGAIN and SALE DEED

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

Michael Andrew Gaffey and JoAnne Marie Gaffey, Trustees of the Michael Andrew Gaffey and JoAnne Marie Gaffey Living Trust, dated March 31, 2000

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

Shelley L. Lothringer as to an undivided 83% interest and Roy D. Lothringer as to an undivided 17% interest, as wife and husband with right of survivorship

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

LOT 3, AS SHOWN ON THE MAP OF LAKEWOOD KNOLLS SUBDIVISION, DOUGLAS COUNTY, NEVADA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON MAY 29, 1958, IN BOOK 1 OF MAPS, AS DOCUMENT NO. 13163.

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: 08/08/2017

Michael Andrew Gaffey and JoAnne Marie Gaffey, Trustees of the Michael Andrew Gaffey and JoAnne Marie Gaffey Living Trust, dated March 31, 2000

Michael Andrew Gaffey

Michael Andrew Gaffey, Trustee

JoAnne Marie Gaffey

JoAnne Marie Gaffey, Trustee

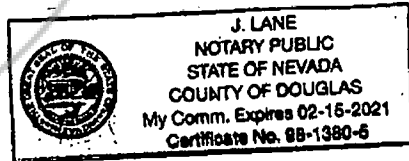
STATE OF **NEVADA**)
 : **ss.**
COUNTY OF **DOUGLAS**)

This instrument was acknowledged before me on 9-1-2017 by **Michael Andrew Gaffey and JoAnne Marie Gaffey.**

Jane

Notary Public
(My commission expires: 02-15-2021)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **August 08, 2017** under Escrow No. **141-2525597.**



I, Karen Ellison, certify that the foregoing instrument is a full, true and correct copy of the original on file in the office of the Recorder of Douglas County, Nevada. Per NRS 239B, the SSN shall be redacted, but in no way affects the legality of the document.

Witness my hand this 19th of January, 2018

By: *Brenda Cristanelli*

Brenda Cristanelli - Deputy Recorder

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 1318-23-710-094
 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: \$0.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$0.00
 d) Real Property Transfer Tax Due \$0.00

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: 03
 b. Explain reason for exemption: Re-record to correct legal description on document recorded 2017-903530

5. Partial Interest: Percentage being transferred: 100 %

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: _____
 Signature: _____

Capacity: agent
 Capacity: _____

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

Michael Andrew Gaffey and
 Print Name: JoAnne Marie Gaffey Living Trust
 Address: P.O. Box 5575
 City: Stateline
 State: NV Zip: 89449

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

Shelley L. Lothringer and
 Print Name: Roy D. Lothringer
 Address: 20311 Brentstone Lane
 City: Huntington Beach
 State: CA Zip: 92646

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

First American Title Insurance
 Print Name: Company File Number: 141-2525597 JL/ CJ
 Address: 2500 Paseo Verde Pkwy, Ste. 120
 City: Henderson State: NV Zip: 89074

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