

DOUGLAS COUNTY, NV

2018-911984

RPTT:\$826.80 Rec:\$35.00

\$861.80 Pgs=3

03/23/2018 02:39 PM

TICOR TITLE - GARDNERVILLE

KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO:

William T. Remsen
PO Box 10121
Zephyr Cove, NV 89448

MAIL TAX STATEMENTS TO:

William T. Remsen
Same as above

Escrow No. 1800437-RLT

The undersigned hereby affirms that this document submitted for recording does not contain the social security number of any person or persons.

(Pursuant to NRS 239b.030)

APN No.: 1319-09-602-008

R.P.T.T. \$ 826.80

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Genoa and Main, LLC-2340 Genoa Street Series, a Nevada Series Limited Liability Company

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to

William T. Remsen and Katherine A. Sheehy, Husband and Wife, as joint tenants with right of survivorship

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

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Genoa and Main, LLC-2340 Genoa Street
Series, a Nevada Series Limited Liability
Company

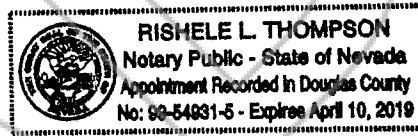
Arlene H. Cochran
By: Arlene H. Cochran, Trustee of the
Arlene H. Cochran Living Trust U/I/D
9/21/10

STATE OF NEVADA
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on , 3/23/18
by Arlene H. Cochran

R. Thompson
NOTARY PUBLIC



Escrow No. 1800437-RLT

**EXHIBIT A
LEGAL DESCRIPTION**

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

A parcel of land located within a portion of the Southeast one-quarter of the Northeast one-quarter of Section 9, Township 13 North, Range 19 East, MDM., Douglas County, Nevada, being more particularly described as follows:

BEGINNING at a 1/2" iron pipe at the Southwesterly corner of Adjusted Parcel 3 as recorded in Book 290 at Page 3128, Document No. 220488 of the Douglas County Recorder's Office, said iron pipe bears S. 71°57'48" W., 1132.99 feet from the North one sixteenth corner of Sections 9 and 10, Township 13 North, Range 19 East, MDM., being a PK nail as per the re-survey by Dukleth and Parrish in 1985-6;

thence N. 18°55'10"E., along the Westerly line of said Adjusted Parcel 3, 98.37 feet;

thence N. 00°23'40" W., 165.61 feet;

thence S. 66°33'15" E., 174.20 feet;

thence S. 16°00'44" W., 21.23 feet;

thence S. 15°38'19" E., 81.77 feet;

thence S. 10°36'53" W., 77.38 feet;

thence S. 23°09'08" E., 86.26 feet;

thence S. 23°22'23" W., 30.00 feet to a point on the Southerly line of said Adjusted Parcel 3;

thence N. 66°37'37" W., along said Southerly line, 233.69 feet to the POINT OF BEGINNING.

Basis of Bearing

The North line of the South one-half of the Northeast one-quarter of Section 9 as taken from the preliminary BLM Township plat and filed notes of portion of T. 13 N., R. 19 E., M.D.M., re-surveyed by D. L. Dukleth and J.S. Parrish in 1985-6, (N. 89°36'20" E.)

Said Parcel being further shown as new parcel 3 on record of survey recorded September 10, 1999, in Book 999, Page 1643, as Document No. 476243, Official Records.

Document No. 2017-901487 is provided pursuant to the requirements of Section 6.NRS 111.312.

APN: 1319-09-602-008

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a. 1319-09-602-008
 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 ONLY
 Book _____ Page _____
 Date of Recording: _____
 Notes: _____

3. a. Total Value/Sales Price of Property: \$ 212,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) \$ _____
 c. Transfer Tax Value \$ 212,000.00
 d. Real Property Transfer Tax Due: \$ 826.80

4. **If Exemption Claimed**
 a. Transfer Tax Exemption, per NRS 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 Galene Cochran Capacity galt
 Signature _____ Capacity _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**
 Print Name: Genoa and Main, LLC-2340Genoa
 Street Series, a Nevada Series Limited Liability
 Company
 Address: P.O. Box 452
 City: Genoa NV 89411
 State: Zip: _____

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**
 Print Name: William T. Remsen + Kathleen
A. Sheehy
 Address: PO Box 10121
 City: Zephyr Cove
 State: Zip: 89446

COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)
 Print Name: Ticor Title of Nevada, Inc. Escrow No.: 01800437-020-RLT
 Address: 1483 Highway 395 N, Suite B
 City, State, Zip: Gardnerville, NV 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED