

DOUGLAS COUNTY, NV

2018-913393

RPTT:\$0.00 Rec:\$35.00

\$35.00 Pgs=3

04/24/2018 12:11 PM

TICOR TITLE CARSON CITY- 307 WEST WINNIE

KAREN ELLISON, RECORDER

E03

A.P.N. 1320-33-401-001
R.P.T.T.

MAIL TAX STATEMENTS TO:
SAME AS BELOW
WHEN RECORDED MAIL TO:
Empey & Co LLC

**CORRECTION
GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH: That Stephen B. Empey, as Trustee of the Empey Family Trust, dated October 11, 1989

in consideration of \$10.00, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to Empey & Co, LLC, a Nevada limited liability company

and to the heirs and assigns of such Grantee forever, all that real property situated in the Douglas County, State of Nevada, more particularly described as:

See Exhibit "A" Attached Hereto and Made a Part Hereof

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

This Correction Grant, Bargain, Sale Deed is being recorded to correct the Legal Description reflected on that certain Deed recorded on July 18, 2012 in the county records of Douglas County, State of Nevada as Document number 0805838

Date: April 18, 2018

Stephen B. Empey, as Trustee of the Empey Family Trust, dated October 11, 1989

Stephen B. Empey, TRUSTEE
Stephen B. Empey, Trustee
Empey ABE

State of Colorado
County of El Paso } ss.

This instrument was acknowledged before me on April 19, 2012

By: Stephen B. Empey, Trustee

Signature [Signature]
Notary Public

PATRICIA HOBDY
Notary Public - State of Colorado
Notary ID 20024023185
My Commission Expires Jul 19, 2018

EXHIBIT A

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

A piece or parcel of land known as "Barn Lot" and lying in a portion of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 33, Township 13 North, Range 20 East, M.D.B.&M., in the Town of Gardnerville, and being more particularly described as follows to-wit:

Beginning at a point at the Northeasterly corner of the parcel, on the Southerly 30 foot right of way line of School Street (now Gilman Avenue) and being 32.50 feet from the center line of the State Highway as constructed in 1936, said point being South $44^{\circ}41'$ West 723.70 feet and South $45^{\circ}20'$ East 30.00 feet from the established Town Monument located at the original intersection of Main and School Streets in the Town of Gardnerville; thence from the point of beginning South $45^{\circ}20'$ East, a distance of 249.00 feet to a point at the Southeast corner of the parcel; thence South $44^{\circ}24'$ West a distance of 55.56 feet to a point on the Township line and South line of said Section 33; thence South $89^{\circ}38'$ West along the Township line and Section line a distance of 243.30 feet to a point at the Southwest corner of the parcel, to the State Highway right of way line; thence North $1^{\circ}33'30''$ West, along the highway right of way line, a distance of 18.00 feet to a point; thence from a tangent which is the last described course curving to the right along the highway right of way line with a radius of 225.00 feet through an angle of $34^{\circ}13'$ an arc distance of 134.37 feet to a point of intersection with the right of way line of School Street; thence North $44^{\circ}40'$ East along the School Street right of way line a distance of 99.60 feet to the Point of Beginning.

All bearings of the parcel survey are correlated with the center line of the highway (North $44^{\circ}45'30''$ East) on Gilman Avenue, and the Town Monument at the intersection of Main Street and Gilman Avenue is South $45^{\circ}14'30''$ East, a distance of 1.37 feet from the center line of said avenue produced.

Note: Legal description previously contained in Book 0101 at Page 4116 as Document No. 507292 recorded on January 24, 2001.

APN: 1320-33-401-001

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a. 1320-33-401-001
 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 ONLY	
Book _____	Page _____
Date of Recording: _____	
Notes: _____	

3. a. Total Value/Sales Price of Property: \$ NONE
 b. Deed in Lieu of Foreclosure Only (value of property) \$ _____
 c. Transfer Tax Value \$ _____
 d. Real Property Transfer Tax Due: \$ 0.00

4. **If Exemption Claimed**
 a. Transfer Tax Exemption, per NRS 375.090, Section #3
 b. Explain Reason for Exemption: To correct legal description of Deed recorded in Douglas County as Doc # 805838

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 *Stephen B. Empey* Capacity TRUSTEE
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
 (REQUIRED)
 Print Name: Empey Family Trust, STEPHEN B. EMPEY, TRUSTEE
 Address: 6660 Mesedge Dr.
 City: Colorado Spgs
 State: Zip: CO 80919

BUYER (GRANTEE) INFORMATION
 (REQUIRED)
 Print Name: Empey & CO, LLC a Nevada limited liability company
 Address: 6660 Mesedge Dr.
 City: Colorado Springs
 State: Zip: CO 80919

COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)
 Print Name: Ticor Title of Nevada, Inc. Escrow No.: 01800549-010-DC1
 Address: 307 W. Winnie Lane Suite #1
 City, State, Zip: Carson City, NV 89703

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED