

DOUGLAS COUNTY, NV
RPTT:\$4095.00 Rec:\$35.00
\$4,130.00 Pgs=4
ETRCO
KAREN ELLISON, RECORDER

2018-913718

05/02/2018 12:16 PM

APN# : 1219-04-001-003
RPTT: \$4,095.00

Recording Requested By:
Western Title Company
Escrow No.: 095559-ARJ

When Recorded Mail To:
Paul Johnson
1300 Kingsbury Grade
Gardnerville, NV 89460

Mail Tax Statements to: (deeds only)
Same as Above

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons.
(Per NRS 239B.030)

Signature _____

Laeha Hill
Laeha Hill Escrow Assistant

Grant, Bargain, and Sale Deed

This page added to provide additional information required by NRS 111.312
(additional recording fee applies)

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That

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

Karen Neri and Daniel Neri, wife and husband

do(es) hereby GRANT(s) BARGAIN SELL and CONVEY to

Paul Johnson, a single man

and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Gardnerville, County of Douglas State of Nevada bounded and described as follows:

See attached Exhibit A

TOGETHER with all tenements, hereditaments and appurtenances, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: 04/25/2018

Karen Neri
Karen Neri

Daniel Neri
Daniel Neri

STATE OF RI

COUNTY OF Newport } ss

This instrument was acknowledged before me on

27 April 2018

By Karen Neri and Daniel Neri.

Vernon S. Lawrence
Notary Public

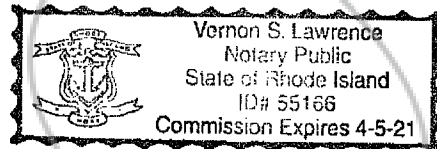


EXHIBIT "A"

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

PARCEL 1:

A parcel of land situated in the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 4, Township 12 North, Range 19 East, M.D.B. & M. in the County of Douglas, State of Nevada, more particularly described as follows:

Commencing at the East $\frac{1}{4}$ Section Corner of said Section 4;
Proceed thence South $89^{\circ}49'29''$ West along the South line of the Northeast $\frac{1}{4}$ of said Section 4 a distance of 1,299.48 feet to the Southeast corner of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 4, as shown on the Record of Survey File Number 74394, recorded July 24, 1974 in the Official Records of Douglas County, Nevada said corner also being the true point of beginning;
Thence continue South $89^{\circ}49'29''$ West along the South line of the Northeast $\frac{1}{4}$ of said Section 4, a distance of 417.40 feet;
Thence North $00^{\circ}01'36''$ East a distance of 626.10 feet;
Thence North $89^{\circ}49'29''$ East a distance of 417.40 feet to the East line of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 4;
Thence South $00^{\circ}01'36''$ West along the East line of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 4 a distance of 626.10 returning to the true point of beginning.

PARCEL 2:

A non-exclusive easement for ingress and egress and underground utilities over a portion of the Northeast $\frac{1}{4}$ of Section 4, Township 12 North, Range 19 East, M.D.B. & M., in the County of Douglas, State of Nevada, described as follows:

Beginning at the Center East $\frac{1}{16}$ corner of said Section 4;
Thence South $89^{\circ}58'37''$ West 53.20 feet;
Thence North $00^{\circ}01'23''$ West 20.00 feet;
Thence North $89^{\circ}58'37''$ East 53.14 feet;
Thence North $89^{\circ}49'29''$ East 635.38 feet to a point on the Westerly line of Kingsbury Grade;
Thence along said Westerly line South $44^{\circ}27'00''$ East 27.93 feet to the Northeast corner of that certain parcel of land as described in Deed recorded in Book 45, Page 287, Document No. 34400;
Thence South $89^{\circ}49'29''$ West 654.88 feet to the Point of Beginning.

NOTE: The above metes and bounds description appeared previously in that certain Quit Claim Deed recorded in the office of the County Recorder of Douglas County, Nevada on August 16, 2010, as Document No. 768759 of Official Records.

Assessor's Parcel Number(s):
1219-04-001-003

STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
 a) 1219-04-001-003

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 | |
|---------------------------------|------------|
| DOCUMENT/INSTRUMENT #: | _____ |
| BOOK _____ | PAGE _____ |
| DATE OF RECORDING: _____ | |
| NOTES: _____ | |

3. Total Value/Sales Price of Property: \$1,050,000.00
 Deed in Lieu of Foreclosure Only (value of property) (_____
 Transfer Tax Value: \$1,050,000.00
 Real Property Transfer Tax Due: \$4,095.00

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section _____
 b. Explain Reason for Exemption: _____

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 *[Handwritten Signature]* Capacity *[Handwritten Signature]*
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Karen Neri and Daniel Neri
 Address: 34 Marine Ave
 City: Jamestown
 State: RI Zip: 02835

Print Name: Paul Johnson
 Address: 1300 Kingsbury
 City: Gardnerville
 State: NV Zip: 89460

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: eTRCo, LLC. On behalf of Western Title Company
 Address: Douglas Office
1362 Highway 395, Ste. 109
 City/State/Zip: Gardnerville, NV 89410

Esc. #: 095559-ARJ