

A.P.N.: 1420 -34 -401-030  
File No: 143 -2541344 (mk)  
R.P.T.T.: \$1,665.30

When Recorded Mail To: Mail Tax Statements To:  
Bret Wayne Reed  
2610 Fuller Avenue  
Minden, NV 89423

***GRANT, BARGAIN and SALE DEED***

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

James H. Martin and Mary B. Martin, husband and wife as joint tenants, with right of survivorship

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

Bret Wayne Reed, an unmarried man

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

**THAT PORTION OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 14 NORTH, RANGE 20 EAST, M.D.B. & M. IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEGINNING AT THE SOUTHWESTERLY CORNER OF THE PARCEL DESCRIBED IN THAT CERTAIN GRANT, BARGAIN AND SALE DEED, WHICH WAS RECORDED AS DOCUMENT NO. 2016-890425 IN THE OFFICIAL RECORDS OF SAID DOUGLAS COUNTY, SAID CORNER BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF JOHNSON LANE; THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID PARCEL N. 00° 03' 59" E., 451.25 FEET TO THE SOUTHEASTERLY CORNER OF PARCEL 7C AS SAID PARCEL IS SHOWN ON THE PARCEL MAP FOR ERNEST J. & JEAN V. FIXMER, WHICH WAS RECORDED IN BOOK 385 AT PAGE 2344 AS DOCUMENT NO. 115243 IN THE OFFICIAL RECORDS OF SAID DOUGLAS COUNTY; THENCE N., 89° 58' 00" E., 197.76 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF FULLER AVENUE; THENCE SOUTHERLY ALONG SAID RIGHT-OF-WAY LINE S. 00° 03' 00" W. 431.31 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 20.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89° 55' 34", AN ARC DISTANCE OF 31.39 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF JOHNSON LANE; THENCE WESTERLY ALONG SAID RIGHT-OF-WAY LINE S. 89° 58' 34" W., 177.92 FEET TO THE POINT OF BEGINNING.**

**NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN**

**THAT CERTAIN DOCUMENT RECORDED OCTOBER 18, 2017, IN BOOK N/A, AS INSTRUMENT NO. 905765.**

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: 04/09/2018

**DRAFT**

James H. Martin  
James H. Martin  
Mary B. Martin  
Mary B. Martin

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

This instrument was acknowledged before me on 5-3-18 by  
**James H. Martin and Mary B. Martin.**

Mary Kelsh  
Notary Public  
(My commission expires: 11-6-18)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **April 09, 2018** under Escrow No. **143-2541344**.

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a) 1420-34-401-030  
 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 \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE</b>	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a) Total Value/Sales Price of Property: \$427,000.00  
 b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )  
 c) Transfer Tax Value: \$427,000.00  
 d) Real Property Transfer Tax Due \$1,665.30

**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: [Signature]  
 Signature: \_\_\_\_\_

Capacity: agent  
 Capacity: \_\_\_\_\_

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

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

James H. Martin and Mary B.  
 Print Name: Martin  
 Address: 1070 Arroyo Drive  
 City: Gardnerville  
 State: NV      Zip: 89410

Bret Wayne Reed  
 Print Name: Bret Wayne Reed  
 Address: 2610 Fuller Avenue  
 City: Minden  
 State: NV      Zip: 89423

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

First American Title Insurance  
 Print Name: Company  
 Address: 1663 US Highway 395, Suite 101  
 City: Minden

File Number: 143-2541344 mk/ et  
 State: NV      Zip: 89423

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