APN: 1320-08-413-005 RPPT: 0 (Exempt 5) DOUGLAS COUNTY, NV Rec:\$35.00 Total:\$35.00

2018-917214 07/25/2018 03:42 PM

**EUGENE T. NICHOLS** 

Pas=3

MAIL RECORDED DOCUMENT TO:

Rebecca L. Gelderman

00076798201809172140030039 KAREN ELLISON, RECORDER

Serman

F

Rebecca L. Gelderman Eugene T. Nichols 2241 Park Place Suite D Minden, Nevada 89423

MAIL TAX STATEMENT TO: Same as above

## **GRANT, BARGAIN, SALE DEED**

### THIS INDENTURED WITNESSETH:

That FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, REBECCA L. GELDERMAN, a widow, does hereby GRANT, BARGAIN, SELL and CONVEY to REBECCA L. GELDERMAN, a widow and EUGENE T. NICHOLS, a married man as his sole and separate property, together as joint tenants with rights of survivorship and to the heirs and assigns of such Grantee forever, all the following real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

### SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

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

THE UNDERSIGNED HERBY AFFIRMS THAT THIS DOCUMENT SUBMITTED FOR RECORDING DOES NOT CONTAIN A SOCIAL SECURITY NUMBER OF ANY PERSON OR PERSONS PURSUANT TO NRS 239B.030.

Dated this \_\_\_\_\_\_day of July, 2018.

REBECCA L. GELDERMAN

STATE OF NEVADA

: SS.

COUNTY OF DOUGLAS )

On this \_\_\_\_\_\_\_\_, 2018, personally appeared before me, a notary public, REBECCA L. GELDERMAN, personally known or proved to be the person whose name is subscribed to the above instrument who acknowledged that she executed the instrument.

WITNESS MY HAND AND OFFICIAL SEAL

No. 16-3310-3

SARA HOOD NOTARY PUBLIC STATE OF NEVADA My Appl. Exp. June 8, 2020

Notary Public

# EXHIBIT "A" LEGAL DESCRIPTION

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

### PARCEL 1:

Parcel D as shown on the Record of Survey for Al Shankle and the Jager 1988 Family Trust, according to the Map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada on August 22, 1994, in Book 894, Page 3558, as File No. 344389, Official Records, being more particularly described as follows:

Commencing at a found 5/8" rebar and plastic cap stamped R.L.S. 1586 at the northeast corner of Parcel 'F' per said Record of Survey; thence South 20°56'54" West, 138.45 feet to the POINT OF BEGINNING;

thence West, 64.00 feet; thence North, 41.00 feet; thence East, 64.00 feet; thence South, 41.00 feet to the POINT OF BEGINNING.

## PARCEL 2:

An easement for ingress, egress and public utilities as set forth in Document recorded August 31, 1994, in Book 894, at Page 5863, as Document No. 345267.

## PARCEL 3:

Easements for ingress, egress and access as set forth in the Covenants, Conditions and Restrictions recorded June 10, 1994, in Book 694, Page 1866, as Document No. 339430 of Official Records.

Document No. 823752 is provided pursuant to the requirements of Section 6.NRS 111.312.

APN: 1320-08-413-005

STATE OF NEVADA	
DECLARATION OF VALUE	
1. Assessor Parcel Number(s)	^
a)1320-08-413-005 b)	
(	( )
c) d)	\ \
	\ \
2. Type of Property:	\ \
a) Vacant Land b) Single Fam. Res.	\ \
c) Condo/Twnhse d) 2-4 Plex	FOR RECORDERS OPTIONAL USE ONLY
e) Apt. Bldg f) ✓ Comm'l/Ind'l	BOOK PAGE
g) Agricultural h) Mobile Home	DATE OF RECORDING:
i) Other	NOTES:
1) L3 Other	
3. Total Value/Sales Price of Property:	•
Deed in Lieu of Foreclosure Only (value of property)	
Transfer Tax Value:	\$
Real Property Transfer Tax Due:	\$.\$0.00
4. If Exemption Claimed:	
<ul><li>a. Transfer Tax Exemption per NRS 375.090, Sec</li><li>b. Explain Reason for Exemption: Mother adding</li></ul>	
b. Explain Reason for Exemption. Means adding	g con de come rendine.
5. Partial Interest: Percentage being transferred: 100	) <u>.0</u> %
The undersigned declares and acknowledges, under pen	alty 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 substantia	te the information provided herein. Furthermore, the
parties agree that disallowance of any claimed exemption	
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	y and severally liable for any additional amount owed.
Signature	Capacity GRANTEE
	/
Signature	Capacity
SELLER (GRANTOR) INFORMATION	BUYER (GRANTEE) INFORMATION
(REQUIRED)	(REQUIRED)
	( ()
	int Name: EUGENE T. NICHOLS
	idress: 2241 PARK PLACE, STE D
	ty: MINDEN
State: <u>NV</u> Zip: <u>89423</u> St	ate: NV Zip: 89423
COMPANY/PERSON REQUESTING RECORDING	
(required if not the seller or buyer)	
Print Name:	Escrow #
Address:	
City: State: Zip:	
(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)	