

DOUGLAS COUNTY, NV  
RPTT:\$1624.35 Rec:\$35.00  
\$1,659.35 Pgs=4  
ETRCO  
KAREN ELLISON, RECORDER

**2018-917567**

**08/02/2018 09:46 AM**

APN# : 1121-09-000-012  
RPTT: \$1,624.35

Recording Requested By:  
Western Title Company

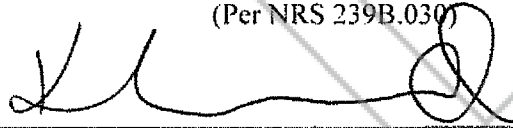
Escrow No.: 098472-TEA  
When Recorded Mail To:  
Roger A. Wilson  
Laura A. Locke  
119 US Hwy 395 South  
Gardnerville, NV 89410

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



Koah Inwood Escrow Assistant

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**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,

Jacob M. Phillips, a married man as his sole and separate property

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

Roger A. Wilson and Laura A. Locke, husband and wife as joint tenants with right of survivorship

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: 07/13/2018

**EXHIBIT "A"**

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

Being that portion of the Southwest 1/4 of the Northeast 1/4 of Section 9, Township 11 North, Range 21 East, M.D.B. & M. in the County of Douglas, State of Nevada, being more particularly described as follows:

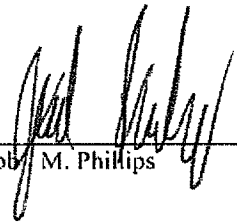
Beginning at the Southeasterly corner of said Southwest 1/4 of the Northeast 1/4 of Section 9; thence Northerly along the Easterly line of said Southwest 1/4, NORTH, 350.01 feet to the TRUE POINT OF BEGINNING; thence S. 74° 00' 00" W., 547.29 feet to a point on the Northeasterly right-of-way line of U. S. Highway 395, said right-of-way line being a curve concave to the Northeast and having a radius of 3725.00 feet, a radial line through said point bears S. 59° 54' 00" W.; thence Northwesterly along said curve through a central angle of 9° 27' 26" an arc distance of 614.85 feet to a point on said right-of-way line, a radial line through said point bears S. 69° 21' 26" W.; thence leaving said right-of-way line N. 83° 44' 45" E., 124.54 feet to the beginning of a curve concave to the Southwest and having a radius of 25.00 feet; thence Southeasterly along said curve through a central angle of 72° 44' 00" an arc distance of 31.74 feet; thence S. 23° 31' 15" E., 214.13 feet to the beginning of a curve concave to the North and having a radius of 65.00 feet; thence Southeasterly and Northeasterly along said curve through a central angle of 131° 57' 45" an arc distance of 149.71 feet; thence N. 24° 31' 00" E., 81.95 feet to the beginning of a curve concave to the Southeast and having a radius of 25.00 feet; thence Northeasterly along said curve through a central angle of 63° 24' 30" an arc distance of 27.67 feet; thence N. 87° 55' 30" E., 174.48 feet to the beginning of a curve concave to the Northwest and having a radius of 75.00 feet; thence Easterly and Northerly along said curve through a central angle of 100° 21' 00" an arc distance of 131.36 feet to the ending point of said curve, a radial line through said point bears N. 77° 34' 30" E.; thence EAST 147.38 feet to a point on the Easterly line of said Southwest 1/4 of the Northeast 1/4 of Section 9; thence SOUTH, 372.06 feet along said Easterly line to the TRUE POINT OF BEGINNING.

The above described parcel is also shown as PARCEL F on that certain RECORD OF SURVEY MAP OF STODDARD JACOBSEN PARCELS D, E, F, G, & H, which was recorded November 25, 1965 as File No. 34665 in the Official Records of said Douglas County.

Note: This description was prepared from available records and is not representative of a field survey of the parcel described above.

NOTE: The above metes and bounds description appeared previously in that certain Grant, Bargain and Sale Deed recorded in the office of the County Recorder of Douglas County, Nevada on November 25, 2015, as Document No. 2015-873273 of Official Records, Said document was re-recorded on November 30, 2015, as Document No. 2015-873374, Official Records of Douglas County, Nevada.

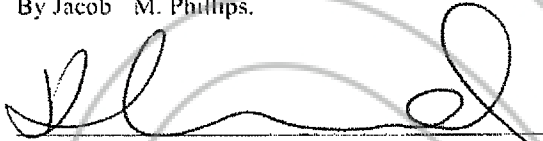
Assessor's Parcel Number(s):  
1121-09-000-012

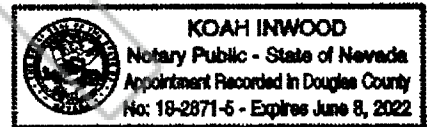
  
\_\_\_\_\_  
Jacob M. Phillips

STATE OF Nevada }  
COUNTY OF Douglas } ss

This instrument was acknowledged before me on  
July 20, 2018

By Jacob M. Phillips.

  
\_\_\_\_\_  
Notary Public



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)  
 a) 1121-09-000-012

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: \$416,500.00  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
 Transfer Tax Value: \$416,500.00  
 Real Property Transfer Tax Due: \$1,624.35

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 Escrow Assistant  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

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

Print Name: Jacob M. Phillips  
 Address: P.O. Box 10281  
 City: Zephyr Cove  
 State: NV Zip: 89448

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

Print Name: Roger A. Wilson and Laura A. Locke  
 Address: 119 US Hwy 395 South  
 City: Gardnerville  
 State: NV Zip: 89410

**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. #: 098472-TEA

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