

DOUGLAS COUNTY, NV

2018-918160

RPTT:\$916.50 Rec:\$35.00

\$951.50 Pgs=4

08/16/2018 01:23 PM

ETRCO

KAREN ELLISON, RECORDER

APN# : 1320-07-801-035

RPTT: \$916.50

Recording Requested By:

Western Title Company

Escrow No.: 098881-WLD

When Recorded Mail To:

Peter Baumann and Janet Baumann

463 Capri Drive

South Lake Tahoe, CA 96150

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



Wendy Dunbar

Escrow Officer

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,

William L. Garrison and Jenny Garrison, husband and wife as joint tenants

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

Peter Baumann and Janet Baumann, husband and wife as joint tenants

and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Minden, 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: 08/02/2018

William L. Garrison
William L. Garrison

Jenny Garrison
Jenny Garrison

STATE OF Nevada }
COUNTY OF Douglas } ss

This instrument was acknowledged before me on

August 7, 2018

By William L. Garrison and Jenny Garrison.

Sherry Ackermann
Notary Public

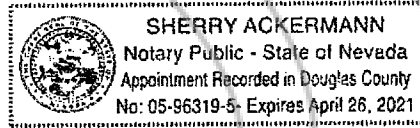


EXHIBIT "A"

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

Parcel 1:

A parcel of land located within a portion of Section 7, Township 13 North, Range 20 East, MDM, Douglas County, Nevada, being more particularly described as follows:

Beginning at the Northeast corner of Unit 9 as shown on Record of Survey #3 for Genoa General Storage recorded as Document #2015-859264 of the Douglas County Recorder's Office, which bears S. 08°18'58" W., 441.73' from the Northeast corner of Lot 3 as shown on said Record of Survey;

thence S 00°07'00" W. 52.00';

thence N 89°53'00" W, 48.00';

thence N 00°07'00" E, 52.00';

thence S 89°53'00" E, 48.00' to the Point of Beginning.

Also shown as Unit 9 of Lot 3 on that certain Record of Survey for Genoa General Storage, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on March 26, 2015, as Document No. 2015-859264.

NOTE: The above metes and bounds description was prepared by Richard E. Stein, PLS License No. 16932, if applicable, at 1038 NW 32nd Street, Corvallis, OR 97330.

Parcel 2:

A Non-Exclusive Easement for ingress, egress, use and enjoyment in, to and throughout the common area, as set forth in Declaration of Covenants, Conditions and Restrictions for Genoa General Storage Center, recorded September 9, 2013, as Document No. 830318, Official Records.

Assessor's Parcel Number(s):

1320-07-801-035

STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
 a) 1320-07-801-035

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: \$235,000.00
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$235,000.00
 Real Property Transfer Tax Due: \$916.50

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 *Qui Ace* Capacity *Escrow Agent*
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: William L. Garrison and Jenny Garrison
 Address: P.O. BOX 43
 City: Genoa
 State: NV Zip: 89411

Print Name: Peter Baumann and Janet Baumann
 Address: 463 Capri Drive
 City: South Lake Tahoe
 State: CA Zip: 96150

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. #: 098881-WLD