

DOUGLAS COUNTY, NV **2018-918445**
RPTT:\$1755.00 Rec:\$35.00
\$1,790.00 Pgs=2 **08/23/2018 12:57 PM**
TICOR TITLE - GARDNERVILLE
KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO:
Larry Allen Henry
2130 Cordes Street
Osprey FL, 34229

MAIL TAX STATEMENTS TO:
Same as above

Escrow No. 1803896-RLT

The undersigned hereby affirms that this document submitted for recording does not contain the social security number of any person or persons.
(Pursuant to NRS 239b.030)

APN No.: 1219-10-002-061
R.P.T.T. \$1,755.00

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Michael Pegram, A married man, as his sole and separate property

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Larry Allen Henry, a Married Man

all that real property situated in the County of Douglas, State of Nevada, described as follows:
SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.



Michael Pegram

STATE OF NEVADA
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on, August 22, 2018
by Michael Pegram



NOTARY PUBLIC



Escrow No. 1803896-RLT

**EXHIBIT A
LEGAL DESCRIPTION**

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

A parcel of land located within a portion of Section 10, Township 12 North, Range 19 East, Mount Diablo Meridian, Douglas County, Nevada, described as follows:

Commencing at the Southwest corner of Section 10, Township 12 North, Range 19 East, Mount Diablo Meridian, as shown on the Record of Survey to Support a Lot Line Adjustment for William R. Tomerlin Trust filed for record April 17, 1995, in the office of Recorder, Douglas County, Nevada as Document No. 360223;

thence along the west line of said Section 10, North $00^{\circ}10'33''$ East, 1066.95 feet to the Point of Beginning;

thence continuing along said west line of Section 10, North $00^{\circ}10'33''$ East, 255.35 feet to a 5/8" rebar and tag PLS 6497; thence South $72^{\circ}39'45''$ East, 376.60 feet to a 5/8" rebar and tag PLS 6497; thence South $37^{\circ}00'09''$ West, 43.76 feet; thence South $45^{\circ}28'55''$ West, 15.97 feet; thence along the arc of a curve to the left, non-tangent to the preceding course, having a radius of 71.80 feet, central angle of $56^{\circ}20'02''$, arc length of 70.59 feet, and chord bearing and distance of South $13^{\circ}24'22''$ West, 67.78 feet; thence South $14^{\circ}39'24''$ East, 87.92 feet; thence along the arc of curve to the right, non-tangent to the preceding course, having a radius of 39.03 feet, central angle of $49^{\circ}14'36''$, arc length of 33.54 feet, and chord bearing and distance of South $06^{\circ}59'38''$ West, 32.52 feet; thence South $78^{\circ}59'21''$ West, 97.28 feet; thence North $65^{\circ}27'08''$ West, 252.44 feet to a point on said west line of Section 10, the Point of Beginning.

Document No. 697755 is provided pursuant to the requirements of Section 6.NRS 111.312.

APN: 1219-10-002-061

STATE OF NEVADA-DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

- a) 1219-10-002-061
- 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 _____

FOR RECORDERS OPTIONAL USE ONLY
 Book _____ Page _____
 Date of Recording: _____
 Notes: _____

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property) \$ 450,000.00
 Transfer Tax Value \$ _____
 Real Property Transfer Tax Due: \$1,755.00

4. If Exemption Claimed

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

5. Partial Interest: Percentage being transferred: _____ %

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] Capacity gate
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: Michael Pegram
 Address: 1674 US Hwy 395 N.
Minden, NV 89423
 City, State, Zip

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Larry Allen Henry
 Address: 2130 Cordes Street
Osprey, FL 34229
 City, State Zip

COMPANY/PERSON REQUESTING RECORDING (Required if not the Seller or Buyer)

Print Name: Ticor Title of Nevada, Inc. Escrow #: 1803896-RLT
 Address: 1483 Highway 395 N, Suite B
 City, State, Zip: Gardnerville, NV 89410