

DOUGLAS COUNTY, NV
RPTT:\$9204.00 Rec:\$35.00
\$9,239.00 Pgs=4

2018-919815
09/19/2018 12:51 PM

TICOR TITLE - RENO (TITLE ONLY)
KAREN ELLISON, RECORDER

**RECORDING REQUESTED BY
FIDELITY NATIONAL TITLE**

AND WHEN RECORDED MAIL TO:

**FIDELITY NATIONAL TITLE
ATTN: MICHELLE BURTON
1 E. WASHINGTON ST., SUITE 450
PHOENIX, AZ 85004**

APN

1220-04-501-021

Escrow No.: Z1723350

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT, BARGAIN, AND SALE DEED

COPY

WHEN RECORDED, RETURN TO AND MAIL TAX STATEMENTS TO:

JPMorgan Chase Bank, National Association
Consumer Bank Distribution Network – JP Morgan Chase N.A.
24085 El Toro Road, Floor 2 CAL-5116
Laguna Beach, California 92653
Attention: Carmen Margineau, Business Analyst I – Real Estate Coordinator

SPACE ABOVE FOR RECORDER'S USE ONLY

APN: 1220-04-501-011
Escrow No.: Z1723350

GRANT, BARGAIN AND SALE DEED

THIS GRANT, BARGAIN AND SALE DEED is made this 14th day of September, 2018, between **LOUISE MARIN**, a married woman as her sole and separate property ("**Grantor**"), and **JPMORGAN CHASE BANK, NATIONAL ASSOCIATION**, a national banking association ("**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), the receipt of which is hereby acknowledged, hereby grants, bargains, sells and conveys to the Grantee, its heirs and assigns, all of the real property, together with improvements, situated and being in the Town of Gardnerville, County of Douglas, State of Nevada, legally described on the attached **Exhibit A** ("**Premises**");

SUBJECT TO all taxes and assessments, liens, easements, rights-of-way, encumbrances and restrictions as may appear of record;

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, water rights, rights-of-way, easements, rents, issues and profits thereof, and all of the estate, right, title, interest claim and demand whatsoever of the Grantor either in law or equity, of, in and to the above bargained Premises, with the hereditaments and appurtenances;

TO HAVE AND TO HOLD, the Premises above bargained and described with the appurtenances thereunto, the Grantee, its heirs and assigns in fee simple forever.

EXHIBIT A

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DOUGLAS, STATE OF NEVADA AND IS DESCRIBED AS FOLLOWS:

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

All that portion of the Northwest 1/4 of the Northeast 1/4 of Section 4, Township 12 North, Range 20 East, M.D.B. & M., in the Town of Gardnerville, Douglas County, Nevada, more particularly described as follows:

**Commencing at the Southeast corner of Lot 39 of Carson Valley Estates, Unit No. 1, as filed on the 19th day of July, 1965;
Proceed N. 89°46'07" E. 30.00 feet;
Thence S. 38°54'53" W. 716.12 feet, along the Southeasterly boundary of the Centennial Parcel, to its intersection with the Northerly right-of-way line of U. S. Highway 395;
Proceed S. 51°04' E. along the Northerly right-of-way line a distance of 30 feet to the POINT OF BEGINNING;**

**Thence S. 51°04' E. 160.00 feet along said Northerly right-of-way line to a point;
Thence N. 38°54'53" E. a distance of 290.4 feet;
Thence N. 51°04' W. a distance of 160.00 feet;
Thence S. 38°54'53" W. a distance of 290.4 feet to the POINT OF BEGINNING.**

Excepting therefrom all that certain real property dedicated and granted to Douglas County, a political subdivision of the State of Nevada set forth in the document entitled Grant Deed for Dedication of Public Right-of-Way recorded March 15, 2018 as Document No. 2018-911636, Official Records.

APN: 1220-04-501-021

Document No. 510762 is provided pursuant to the requirements of Section 6. NRS 111.312.

State of Nevada Declaration of Value

FOR RECORDERS OPTIONAL USE ONLY	
Document/Instrument #	_____
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

1. **Assessor Parcel Number(s)**
 a) 1220-04-501-011
 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 _____

3. **Total Value/Sales Price of Property:** \$ 2,360,000.00
 Deed in Lieu of Foreclosure Only (value of property) \$ _____
 Transfer Tax Value per NRS 375.010, Section 2: \$ 2,360,000.00
 Real Property Transfer Tax Due: \$ 9,204.00

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 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 Louise Marin Capacity SELLER
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Louise Marin
 Address: PO Box 16185
 City: South Lake Tahoe
 State: CA Zip: 96151

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: JPMorgan Chase Bank, National Association
 Address: _____
 City: _____
 State: _____ Zip: _____

COMPANY REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Fidelity National Title - Phoenix NCS / Titor Title of NV. Escrow # Z1723350 / 01701224-78
 Address: 1 E Washington St., Suite 450 / 5441 Keitzke Ln #100
 City: Phoenix / RENO State: AZ/NV Zip: 85004 / 89511