

APN: 1319-10-211-014

Escrow No. 00237530 - 001 - 20
RPTT *2,749.50*
When Recorded Return to:
Wesley M Gannon
22714 Pioneer Trail
Genoa, NV 89411
Mail Tax Statements to:
Grantee same as above

SPACE ABOVE FOR RECORDERS USE

Grant, Bargain, Sale Deed

For valuable consideration, the receipt of which is hereby acknowledged,
Jean Merkelbach, an unmarried woman

do(es) hereby Grant, Bargain, Sell and Convey to
Wesley M. Gannon, a married man as his sole and separate property

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

See Exhibit A attached hereto and made a part hereof.

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

Witness my/our hand(s) this 13 day of Nov, 2018

Signature and Notary Acknowledgement on page 2

SPACE BELOW FOR RECORDER

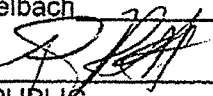
Page 2
Grant Bargain Sale Deed




Jean Merkelbach

STATE OF NEVADA
COUNTY OF DOUGLAS

This instrument was acknowledged before me on 11/13/, 2018,
by Jean Merkelbach _____



NOTARY PUBLIC

 ALEXANDRA R. KINGZETT
Notary Public-State of Nevada
APPT. NO. 16-3742-5
My Appt. Expires 10-01-2020

SPACE BELOW FOR RECORDER _____

Exhibit A

A parcel of land located within a portion of Section 10, Township 13 North, Range 19 East, M.D.M., Douglas County, Nevada, being more particularly described as follows:

Beginning at the Northwest corner of this parcel being a point on the Easterly right of way line of Pioneer Trail which bears South 31°00'34" East, 2,301.02 feet from the Northwest corner of Section 10; thence North 88°14'10" East, 328.37 feet to a ½" rebar; thence along the property line between Lots 18 and 19, as shown on the final Map of Unit Two, Pioneer Trail Ranch Subdivision, Document No. 57534, South 00°24'17" West 336.75 feet to a point on the Northerly right of way line School House Drive; thence along said Northerly right of way line 240.22 feet along a curve to the left having a central angle of 06°47'48" and a radius of 2,025.00 feet (chord bears South 86°48'56" West 240.08 feet); thence continuing along said Northerly right of way line south 83°28'30" West 90.89 feet; thence 46.88 feet along a curve to the right having a central angle of 107°26'44" and a radius of 25.00 feet (chord bears North 42°48'08" West, 40.31 feet) to a point on the Easterly right of way line of Pioneer Trail; thence along said Easterly right of way line 185.83 feet along a curve to the left having a central angle of 07°26'44" and a radius of 1,430.00 feet (chord bears North 07°11'52" East, 185.70 feet) to a 5/8" rebar; thence continuing along said Easterly right of way line North 03°28'30" West, 136.74 feet to a Point of Beginning.

The above metes and bounds description previously appeared in document recorded December 28, 2011 in Book 1211, Page 6210, as Document No. 794993, Official Records of Douglas County, Nevada.

SPACE BELOW FOR RECORDER

1. APN: 1319-10-211-014

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 No.:	
Book:	Page:
Date of Recording:	
Notes:	

STATE OF NEVADA
DECLARATION OF VALUE

3. Total Value/Sales Price of Property: \$705,000.00
 Deed in Lieu of Foreclosure Only (value of property) \$ _____
 Transfer Tax Value: \$705,000.00
 Real Property Transfer Tax Due: \$2,749.50

4. **If Exemption Claimed**
 a. Transfer Tax Exemption, per NRS 375.090, Section _____
 b. Explain Reason for Exemption: _____
 5. Partial Interest: Percentage being transferred: _____%

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 <u>Wesley M Gannon</u>	Capacity <u>Grantor</u>
Signature _____	Capacity _____
SELLER (GRANTOR) INFORMATION	BUYER (GRANTEE) INFORMATION
(Required)	(Required)
Print Name: <u>Jean Merkelbach</u>	Print Name: <u>Wesley M Gannon</u>
Address: <u>P.O. Box 321</u>	Address: <u>2271 Pioneer Trail</u>
City/State/Zip: <u>Genoa, NV 89413</u>	City/State/Zip: <u>Genoa, NV 89411</u>

COMPANY REQUESTING RECORDING

Co. Name: <u>First Centennial Title Company of NV</u>	Escrow # <u>00237530-001</u>
Address: <u>1450 Ridgeview Dr., Ste. 100 Reno, NV 89519</u>	

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)