

DOUGLAS COUNTY, NV
RPTT:\$1579.50 Rec:\$35.00
\$1,614.50 Pgs=3 12/14/2018 09:12 AM
2018-923599
FIRST AMERICAN TITLE MINDEN
KAREN ELLISON, RECORDER

A.P.N.: 1320-33-401-020
File No: 143-2555098 (mk)
R.P.T.T.: \$1,579.50

When Recorded Mail To: Mail Tax Statements To:
Carol Galbraith and Timothy Galbraith
310 Little Washoe Drive
Washoe Valley, NV 89704

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Robert W. Hemsath and Susan K. Hemsath, Trustees for the Hemsath Family Trust dated October 14, 1987 and to the heirs and assigns

do(es) hereby *GRANT, BARGAIN and SELL* to

Carol Galbraith and Timothy Galbraith, husband and wife as joint tenants with right of survivorship

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

A PARCEL OF LAND SITUATED IN AND BEING A PORTION OF SECTION 33, TOWNSHIP 13 NORTH, RANGE 20 EAST, LYING IN THE TOWN OF GARDNERVILLE, COUNTY OF DOUGLAS, STATE OF NEVADA.

BEGINNING AT A POINT ON THE NORTHWEST SIDE OF SCHOOL STREET (GILMAN AVENUE), A DISTANCE OF 291 FEET FROM THE CORNER OF SCHOOL STREET AND MAIN STREET, (U.S. HIGHWAY 395); THENCE AT RIGHT ANGLES IN A NORTHWESTERLY DIRECTION, A DISTANCE OF 100.00 FEET TO A POINT; SAID POINT BEING THE SOUTHEAST CORNER OF THE PARCEL OF LAND CONVEYED TO ANNA ATCHESON, A WIDOW, IN DEED RECORDED MAY 16, 1956, IN BOOK C-1 OF DEEDS, PAGE 57, DOUGLAS COUNTY, NEVADA, RECORDS; THENCE AT RIGHT ANGLES IN A SOUTHWESTERLY DIRECTION, A DISTANCE OF 100 FEET TO THE NORTHEAST LINE OF DOUGLAS AVENUE; THENCE AT RIGHT ANGLES IN A SOUTH-EASTERLY DIRECTION, ALONG THE NORTHEASTERLY LINE OF SAID DOUGLAS AVENUE, A DISTANCE OF 100 FEET; THENCE AT RIGHT ANGLES IN A NORTHEASTERLY DIRECTION, A DISTANCE OF 100 FEET, TO THE POINT OF BEGINNING.

NOTE : THE ABOVE METES AND BOUND DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED OCTOBER 7, 1980, IN BOOK 1080, PAGE 530, AS INSTRUMENT NO. 49388.

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Date: 11/19/2018

COPY

Robert W. Hemsath Successor Trustee, for the
Hemsath Family Trust, dated October 14, 1987

Robert W. Hemsath

Robert W. Hemsath, Successor Trustee

STATE OF NEVADA)
 : ss
COUNTY OF DOUGLAS)

This instrument was acknowledged before me on 12-12-18 by Robert W. Hemsath, Successor trustee
of the Hemsath Family Trust.

Emily Tobias
Notary Public
(My commission expires: 5/31/21)

EMILY TOBIAS
Notary Public - State of Nevada
Appointment Recorded in Douglas County
No: 17-2785-5 • Expires May 31, 2021

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated
11/27/2018 under Escrow No. ~~148~~-2555098

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1320-33-401-020
- 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

Book _____ Page: _____
Date of Recording: _____
Notes: _____

- 3. a) Total Value/Sales Price of Property: \$405,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$405,000.00
- d) Real Property Transfer Tax Due \$1,579.50

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 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: agent

Signature: _____

Capacity: _____

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

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

Print Name: Hemsath Family Trust

Print Name: Carol Galbraith and Timothy Galbraith

Address: PO Box 23

Address: 310 Little Washoe Drive

City: Gardnerville

City: Washoe Valley

State: NV Zip: 89410

State: NV Zip: 89704

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Print Name: First American Title Insurance Company

File Number: 143-2555098 mk/ mk

Address: 1663 US Highway 395, Suite 101

City: Minden

State: NV Zip: 89423

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