

A.P.N.: 1320-02-001-026
File No: 143-2552885 (NF)
R.P.T.T.: \$1,423.50

When Recorded Mail To: Mail Tax Statements To:
Phouvay Sadabseng and Leah Sadabseng
2547 Henning Lane
Minden, NV 89423

GRANT, BARGAIN and SALE DEED

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

Georgianna R. Drees-Wasmer, an unmarried woman

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

Phouvay Sadabseng and Leah Sadabseng, 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:

THE SOUTH 144.86 FEET OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 13 NORTH, RANGE 20 EAST, M.D.B. & M.

EXCEPTING THEREFROM THE EASTERLY 30 FEET.

ALSO DESCRIBED AS BEING PARCEL 4 OF THE PARCEL MAP RECORDED DONALD L. GARRISON, ET UX, ON APRIL 4, 1979, IN BOOK 479, OF OFFICIAL RECORDS AT PAGE 179, DOUGLAS COUNTY, NEVADA AS DOCUMENT NO. 31252.

NOTE: THE ABOVE METES AND BOUND DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED JULY 31, 1995, IN BOOK 0795, PAGE 4841, AS INSTRUMENT NO. 367222.

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: 10/04/2018

COPY

Georgianna R. Drees-Wasmer
Georgianna R. Drees-Wasmer

STATE OF **NEVADA**)
)
) **ss.**
COUNTY OF **DOUGLAS**)

This instrument was acknowledged before me on December 19, 2018 by
Georgianna R. Drees-Wasmer.

Natalie Frey
Notary Public
(My commission expires: 05/31/2021)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated
October 04, 2018 under Escrow No. **143-2552885**.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1320-02-001-026
- 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: \$365,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$365,000.00
- d) Real Property Transfer Tax Due \$1,423.50

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: *M Frey*

Capacity: *E Officer*

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

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

Print Name: Georgianna R. Drees-Wasmer
Address: 1168 Highschool St
City: Gardnerville
State: NV Zip: 89410

Print Name: Leah Sadabseng
Address: 2547 Henning Lane
City: Minden
State: NV Zip: 89423

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

Print Name: First American Title Insurance Company
Address: 1663 US Highway 395, Suite 101
City: Minden

File Number: 143-2552885 NF/ NF
State: NV Zip: 89423

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