

A.P.N.: 131824411015  
File No: 143-2557065 (mk)  
R.P.T.T.: \$\$1,606.80

When Recorded Mail To: Mail Tax Statements To:  
Anna Terry  
PO Box 3661  
Stateline, NV 89449

***GRANT, BARGAIN and SALE DEED***

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

Helen Ann Bartsch, a married woman as her sole and separate property who acquired title as Helen Ann Laub, an unmarried woman

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

Anna Terry, a single woman

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

**See exhibit "A" attached hereto and made a part hereof**


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.

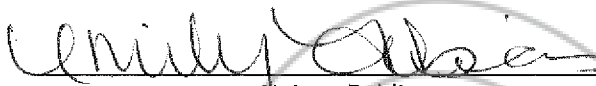
Date: 01/02/2019


This instrument is being recorded as an "Accommodation Only" by First American Title Insurance Company and has not been examined as to its validity, execution or its effect upon title, if any.

  
\_\_\_\_\_  
Helen Ann Bartsch

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

This instrument was acknowledged before me on 1.18.19 by  
**Helen Ann Bartsch.**

  
\_\_\_\_\_  
Notary Public  
(My commission expires: 5/31/21)

 **EMILY TOBIAS**  
Notary Public - State of Nevada  
Appointment Recorded in Douglas County  
No: 17-2786-5 - Expires May 31, 2021

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated  
**January 02, 2019** under Escrow No. **143-2557065.**

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Lot 15, Block F, as shown on the Official Plat of Manzanita Heights, recorded in the Office of the County Recorder of Douglas County, Nevada, on November 20, 1979 as Document No. 38934.

TOGETHER WITH an undivided 2/15th interest in and to Lot A, (Common Area), as shown on the Official Map of Manzanita Heights, filed for record in the office of the County Recorder of Douglas County, Nevada on November 20, 1979 as Document No. 38934.

TOGETHER WITH a 20 foot wide access easement for ingress and egress purposes as granted by Kenneth C. Kjer, et ux in Document recorded October 2, 1979 in Book 1079, Page 192. Official Records of Douglas County, Nevada.

A 30 foot wide utility easement as granted by Kenneth C. Kjer, et ux, in Document recorded October 2, 1979 in Book 1079, Page 194, Official Records of Douglas County, Nevada; and

A 5 foot wide slope easement as deeded by Kenneth C. Kjer, et ux, in Document recorded August 28, 1979 in Book 879, Page 2107, Official Records of Douglas County, Nevada.

Further reference is made to Record of Survey Lot line adjustment for Nancy Burdock Larner, recorded October 28, 1985, in Book 1085, Page 2628, as Document No. 125839, Official Records.

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a) 131824411015  
 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: \$411,955.00  
 b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )  
 c) Transfer Tax Value: \$411,955.00  
 d) Real Property Transfer Tax Due \$1,606.80

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: Helen Ann Bartsch

Print Name: Anna Terry

Address: 200 Pepis Dr

Address: PO Box 3661

City: Gardnerville

City: Stateline

State: NV Zip: 89460

State: NV Zip: 89449

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

Print Name: First American Title Insurance Company

File Number: 143-2557065 mk/ et

Address: 1663 US Highway 395, Suite 101

City: Minden

State: NV Zip: 89423

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