

A.P.N.: 1420-35-101-019  
File No: 143-2556679 (mk)  
R.P.T.T.: \$1,784.25

When Recorded Mail To: Mail Tax Statements To:  
Philip Dohrn  
2787 Esaw Street  
Minden, NV 89423

**GRANT, BARGAIN and SALE DEED**

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

Susan McClave Merrifield, an unmarried woman

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

Philip Dohrn, an unmarried man and Sherrie A. Blum, an unmarried woman as joint tenants

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

**ALL THAT PORTION OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 14 NORTH, RANGE 20 EAST, M.D.B. & M. DESCRIBED AS FOLLOWS:**

**BEGINNING AT AN IRON PIPE MARKING THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 35; THENCE SOUTH ALONG THE WEST 1/16 SECTION LINE OF SAID SECTION 35, A DISTANCE OF 396.00 FEET TO THE TRUE POINT BEGINNING; THENCE EAST A DISTANCE OF 330.00 FEET TO A POINT; THENCE SOUTH A DISTANCE OF 264.00 FEET TO A POINT; THENCE WEST A DISTANCE OF 330 FEET TO A POINT ON THE WEST 1/16 SECTION LINE OF SAID SECTION 35; THENCE NORTH ALONG SAID 1/16 SECTION LINE A DISTANCE OF 264.00 FEET TO THE TRUE POINT OF BEGINNING.**

**EXCEPTING THEREFROM THE WEST 25 FEET**

**THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED MAY 9, 1989, IN BOOK 589, PAGE 883, AS INSTRUMENT NO. 201523**

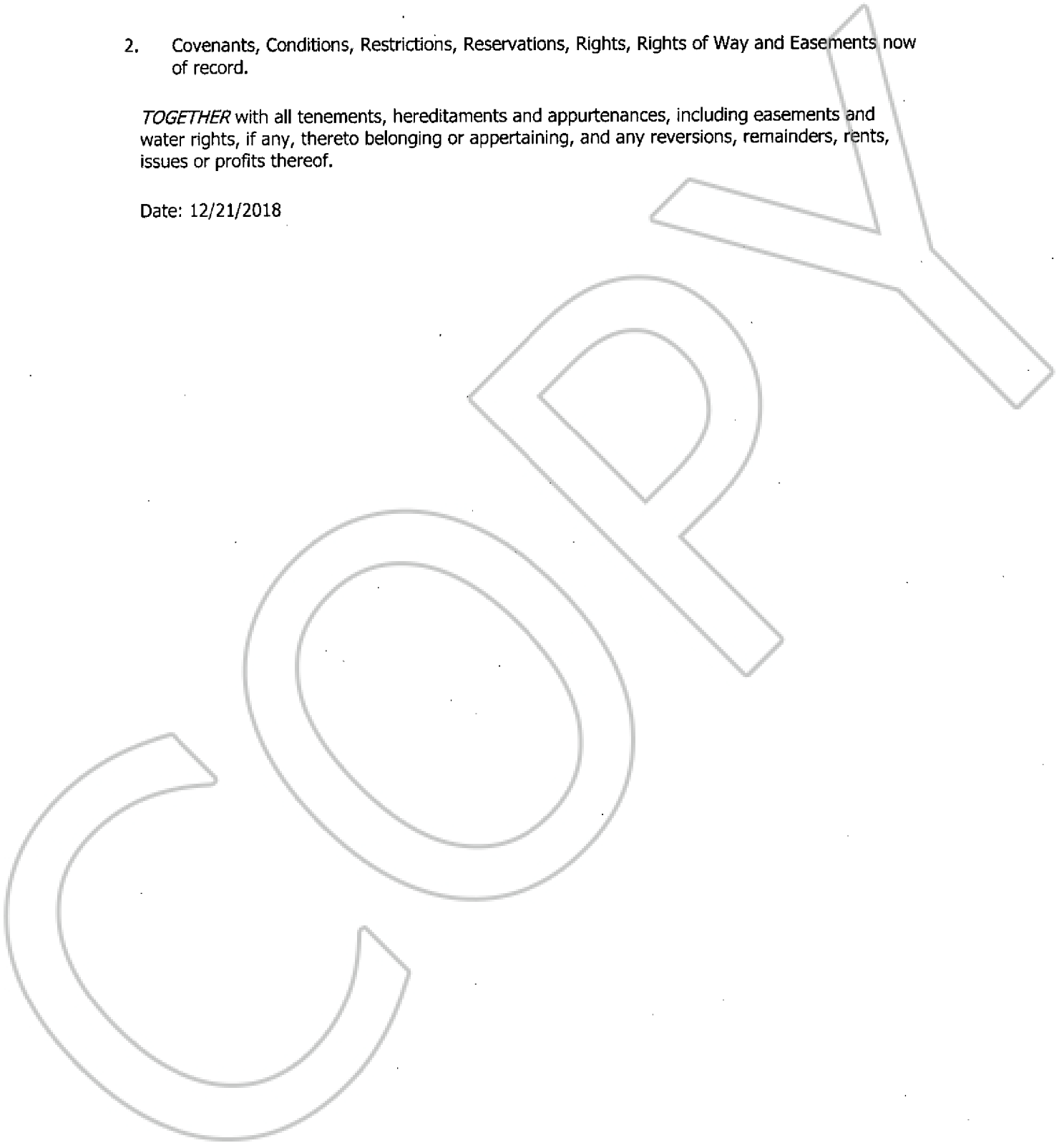
Subject to

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: 12/21/2018



*Susan McClave Merrifield*  
Susan McClave Merrifield

STATE OF NEVADA )  
                                  : ss.  
COUNTY OF         )  
DOUGLAS

This instrument was acknowledged before me on  
2-1-19 by  
**Susan McClave Merrifield.**

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



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated  
01/10/2019 under Escrow No. 143-2556679

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1420-35-101-019
- 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: \$457,500.00
- b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )
- c) Transfer Tax Value: \$457,500.00
- d) Real Property Transfer Tax Due \$1,784.25

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]  
Signature: \_\_\_\_\_

Capacity: agent  
Capacity: \_\_\_\_\_

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

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

Print Name: Susan McClave Merrifield  
Address: 2787 Esaw Street  
City: Minden  
State: NV Zip: 89423

Print Name: A. Blum  
Address: 2787 Esaw Street  
City: Minden  
State: NV Zip: 89423

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

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

File Number: 143-2556679 mk/ mk  
State: NV Zip: 89423

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