

DOUGLAS COUNTY, NV
RPTT:\$1072.50 Rec:\$35.00
\$1,107.50 Pgs=3 2019-925797
02/15/2019 08:54 AM
ETRCO
KAREN ELLISON, RECORDER

APN# : 1022-29-301-003
RPTT: \$1,072.50

Recording Requested By:
Western Title Company
Escrow No.: 101657-TEA
When Recorded Mail To:
Karrie M. Baker
John A. Baker
600 Chambers Lane
Markleeville, CA 96120

Mail Tax Statements to: (deeds only)
Same as Above

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons.

(Per NRS 239B.030)

Signature



Traci Adams Escrow Officer

Grant, Bargain, and Sale Deed

This page added to provide additional information required by NRS 111.312
(additional recording fee applies)

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That

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

Northpointe Sierra Investments LLC, a Nevada limited liability company, who acquired title as Cashell Investments a Nevada LLC

do(es) hereby GRANT(s) BARGAIN SELL and CONVEY to

Karrie M. Baker and John A. Baker, wife and husband as joint tenants with right of survivorship

and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Gardnerville, County of Douglas State of Nevada bounded and described as follows:

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

All that real property situate within a portion of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 29, Township 10 North, Range 22 East, M.D.M., Douglas County, State of Nevada, further described as a portion of Parcel No. 3, as shown on the Record of Survey Map for Gregory Parcels No. 1, 2, and 3, recorded November 17, 1971, as Document No. 55513, in the Official Records of Douglas County, State of Nevada, and a portion of Parcel No. 4, as described by that Declaration of Consolidation, filed for record on May 11, 1999, in Book 599, Page 2001, Document No. 467760, in the Official Records of Douglas County, State of Nevada, being more particularly described as follows:

BEGINNING at the Northwest corner of Parcel No. 3, as shown on said Record of Survey Document No. 55513, said point being on the South right-of-way of Sandy Bowers Avenue;
thence along said South right-of-way of Sandy Bowers Avenue, East, 193.73 feet;
thence leaving said South right-of-way of Sandy Bowers Avenue, South $11^{\circ}27'59''$ East, 198.34 feet;
thence South $80^{\circ}59'59''$ West, 32.78 feet;
thence South $09^{\circ}00'01''$ East, 39.00 feet;
thence North $80^{\circ}59'59''$ East, 25.00 feet;
thence South 177.38 feet to a point on the South line of Parcel No. 4 as described by that Declaration of Consolidation, Document No. 467760;
thence along said South line of Parcel 4, West 46.11 feet to the beginning of a non-tangent curve concave to the Southwest, having a tangent bearing of North $23^{\circ}25'28''$ West, said point being on the Easterly right-of-way of U.S. 395;
thence along said curve and said Easterly right-of-way of U.S. 395, having a radius of 4,575.00 feet, a central angle of $00^{\circ}54'32''$, an arc length of 72.57 feet;
thence continuing along said Easterly right-of-way of U.S. 395, North $24^{\circ}20'00''$ West, 378.79 feet to the POINT OF BEGINNING.

NOTE: The above metes and bounds description appeared previously in that certain Grant, Bargain and Sale Deed recorded in the office of the County Recorder of Douglas County, Nevada on August 21, 2002, as Document No. 550103 of Official Records.

"Together with all water rights, surface or ground, permitted, certificated, adjudicated, or vested, as well as all seeps, springs, and other rights to water, of any nature whatsoever, appurtenant to or historically used on the property."

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

Dated: 01/04/2019

Northpointe Sierra Investments LLC, a Nevada limited liability company

Blh
Robert A. Cashell, Jr.
Manager

Ermelinda Cashell
Ermelinda Cashell,
Manager

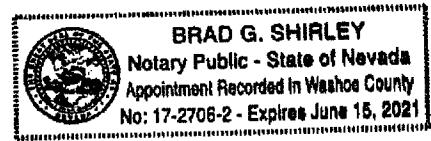
STATE OF *Nevada*
COUNTY OF *Washoe*

} ss

This instrument was acknowledged before me on
January 14th, 2019

By Robert A. Cashell, Jr. and Ermelinda Cashell

BR G Shirley
Notary Public



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
 a) 1022-29-301-003

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 #:	_____
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: _____	

3. Total Value/Sales Price of Property: \$275,000.00
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$275,000.00
 Real Property Transfer Tax Due: \$1,072.50

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section _____
 b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: 100 %

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 granted
 Signature [Signature] Capacity granted

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Print Name: Northpointe Sierra Investments LLC, a Nevada limited liability company
 Address: 1200 Financial Blvd
 City: Reno
 State: NV Zip: 89502

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: Karrie M. Baker and John A. Baker
 Address: 600 Chambers Lane
 City: Markleeville
 State: CA Zip: 96120

COMPANY/PERSON REQUESTING RECORDING
 (required if not the seller or buyer)
 Print Name: eTRCo, LLC. On behalf of Western Title Company
 Address: Douglas Office
 1362 Highway 395, Ste. 109
 City/State/Zip: Gardnerville, NV 89410

Esc. #: 101657-TEA