

DOUGLAS COUNTY, NV **2019-927830**  
RPTT:\$2242.50 Rec:\$35.00  
\$2,277.50 Pgs=3 **04/15/2019 11:21 AM**  
ETRCO  
KAREN ELLISON, RECORDER

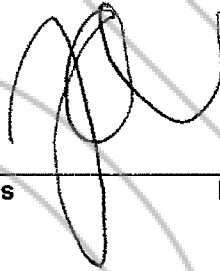
APN# : 1219-14-001-003  
RPTT: \$2,242.50

Recording Requested By:  
Western Title Company  
Escrow No.: 103196-TEA  
When Recorded Mail To:  
Bartt Yochheim  
Vanessa Yochheim  
P.O. Box 551188  
South Lake Tahoe, CA 96155

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,

Kristen Haliwell and Brent Haliwell, wife and husband as joint tenants with right of survivorship

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

Bart Yochheim and Vanessa Yochheim, husband and wife 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 certain real property situate in the County of Douglas, State of Nevada, described as follows:

### Parcel 1:

A parcel of land located within a portion of the Northwest 1/4 of Section 14, Township 12 North, Range 19 East, M.D.B.&M, Douglas County, Nevada, described as follows:

Commencing at the Northeast corner of Parcel No. 2 as shown on the Land Division Map for Gerald F. and Pamela P.J. Whitmire as recorded in Book 1286, on Page 552, as Document No. 146147 and also shown as the Northwest corner of Parcel J as shown on the Record of Survey for "Run Around Ranch" as recorded in Book 373, on Page 133, as Document No. 64581, Douglas County, Nevada, Recorder's Office; thence North 89°52'00" West, 620.56 feet to the TRUE POINT OF BEGINNING, said point also being the Northwest corner of the above described Parcel No. 2; thence South 27°34'29" West, 1057.54 feet; thence South 23°54'16" West, 740.05 feet; thence North 32°09'36" West, 1,119.48 feet; thence North 48°55'15" East, 1016.00 feet; thence South 89°52'00" East, 619.27 feet to the TRUE POINT OF BEGINNING.

Reference is hereby made to that certain Record of Survey supporting a Boundary Line Adjustment, filed for record in the office of the Douglas County Recorder, State of Nevada, on August 23, 1993 in Book 893, Page 4445, as Document No. 315765 of Official Records.

### Parcel 2:

Together with a water pipeline easement as described in Grant of Water Pipeline Easement; Affirmation of Pre-Existing Water Pipeline Easement; Abandonment of Easements, filed for record in the office of the Douglas County Recorder, State of Nevada, on June 27, 2008 in Book 0608, Page 7181, Document No. 725896 of Official Records.

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 June 7, 2018, as Document No. 2018-915175 of Official Records.

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

Dated: 03/22/2019

Kristen R. Haliwell  
Kristen Haliwell

Brent Haliwell  
Brent Haliwell

STATE OF Nevada }  
COUNTY OF Douglas } ss

This instrument was acknowledged before me on

4/1/19

By Kristen Haliwell and Brent Haliwell.

[Signature]  
Notary Public

 **TRACI ADAMS**  
Notary Public - State of Nevada  
Appointment Recorded in Douglas County  
No: 69-1891-6 - Expires Jan. 05, 2023

STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)  
 a) 1219-14-001-003

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: \$575,000.00  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
 Transfer Tax Value: \$575,000.00  
 Real Property Transfer Tax Due: \$2,242.50

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 [Handwritten Signature] Capacity Escrow Assistant  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

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

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

Print Name: Kristen Haliwell and Brent Haliwell  
 Address: 744 Indian Trail  
 City: Gardnerville  
 State: NV Zip: 89460

Print Name: Bartt Yochheim and Vanessa Yochheim  
 Address: P.O. Box 551188  
 City: South Lake Tahoe  
 State: CA Zip: 96155

**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. #: 103196-TEA

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