

DOUGLAS COUNTY, NV  
RPTT:\$1657.50 Rec:\$35.00  
\$1,692.50 Pgs=3  
TICOR TITLE - CC (NVTH3K)  
KAREN ELLISON, RECORDER

**2019-929487**

**05/24/2019 01:05 PM**

WHEN RECORDED MAIL TO:  
Larry C. Walker and Sandra L. Walker  
4219 Jennings Rd.  
Modesto, CA 95358

MAIL TAX STATEMENTS TO:  
Same as Above

Escrow No. 1902195-DC1

The undersigned hereby affirms that this document  
submitted for recording does not contain the social  
security number of any person or persons.  
(Pursuant to NRS 239b.030)

APN No.: 1220-22-410-012  
R.P.T.T. \$1,657.50

SPACE ABOVE FOR RECORDER'S USE ONLY

### **GRANT, BARGAIN, SALE DEED**

**THIS INDENTURE WITNESSETH:** That Eunice Marie Facey, Surviving Trustee of the Dean Arthur Facey and Eunice Marie Facey Revocable Trust dated August 23, 2005

**FOR A VALUABLE CONSIDERATION,** receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Larry C. Walker and Sandra L. Walker, Husband and Wife, as joint tenants

**all that real property situated in the County of Douglas, State of Nevada, described as follows:**  
**SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF**

**Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.**

**Signature and notary acknowledgement on page two.**

Eunice Marie Facey, Surviving Trustee of the  
Dean Arthur Facey and Eunice Marie Facey  
Revocable Trust dated August 23, 2005

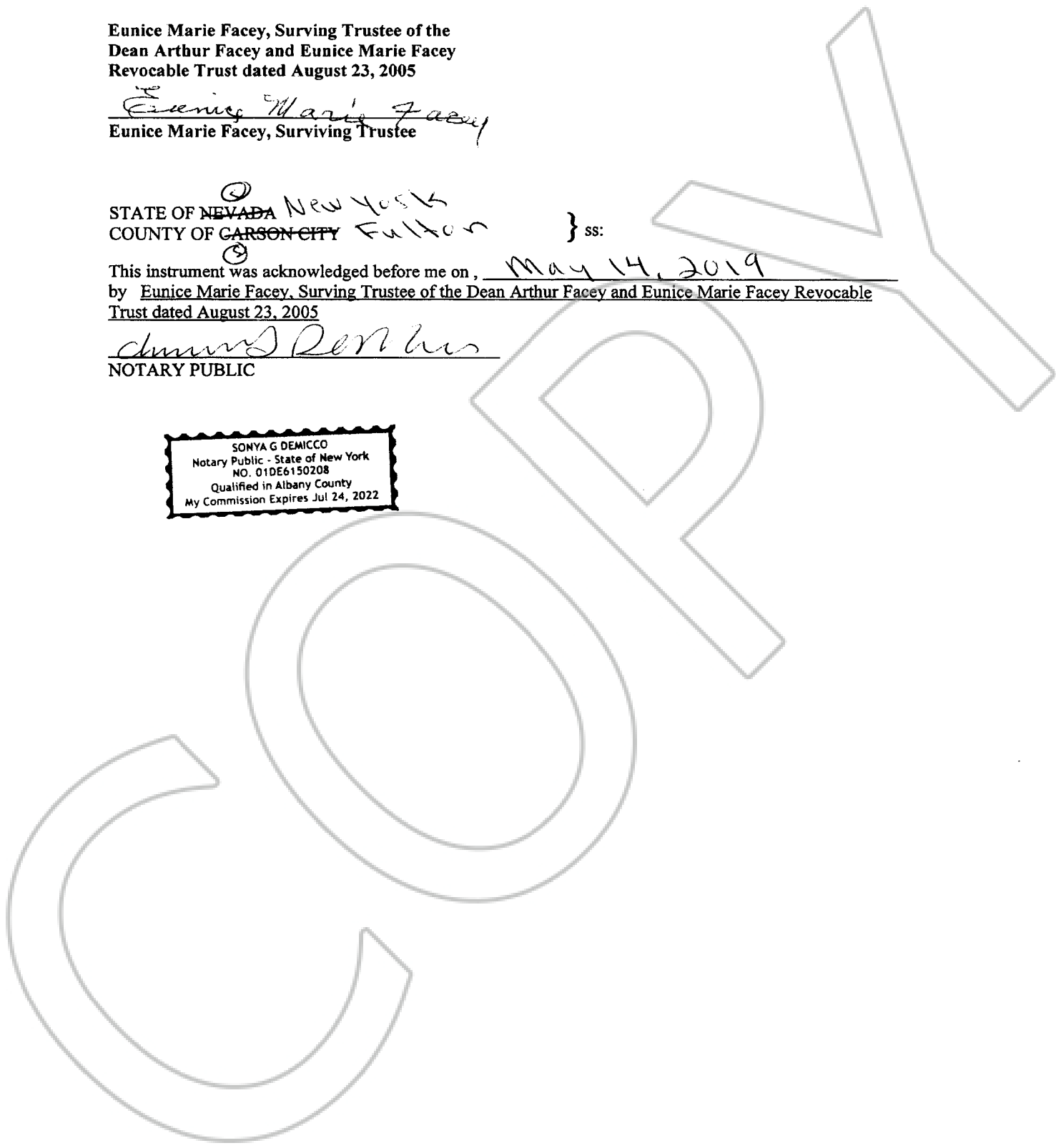
Eunice Marie Facey  
Eunice Marie Facey, Surviving Trustee

STATE OF ~~NEVADA~~ <sup>New York</sup>  
COUNTY OF ~~CARSON CITY~~ <sup>Fulton</sup> } ss:

This instrument was acknowledged before me on, May 14, 2019  
by Eunice Marie Facey, Surviving Trustee of the Dean Arthur Facey and Eunice Marie Facey Revocable  
Trust dated August 23, 2005

Sonya G Demicco  
NOTARY PUBLIC

SONYA G DEMICCO  
Notary Public - State of New York  
NO. 01DE6150208  
Qualified in Albany County  
My Commission Expires Jul 24, 2022



Escrow No. 1902195-DC1

**EXHIBIT A  
LEGAL DESCRIPTION**

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

Parcel 404 as shown on that Record of Survey in Support of a Boundary Line Adjustment for Osborne Family Trust, Record of Survey Map No. 385600, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on April 16, 1996, in Book 496, at Page 2954, as File No. 385600, official records, being more particularly described as follows:

A parcel of land located within a portion of the Southwest one-quarter of the Southwest one-quarter of Section 22, Township 12 North, Range 20 East, Mount Diablo Meridian, more particularly described as:

Beginning at the Southeast corner of Lot 404 as shown on the Final Map for Gardnerville Ranchos Unit No. 7 as recorded March 27, 1974 in Douglas County, Nevada as Document No. 72456, said point being on the Westerly right-of-way line of Long Valley Road; thence South  $78^{\circ}42'00''$  West, 125.00 feet; thence North  $09^{\circ}27'00''$  West, 75.22 feet; thence North  $07^{\circ}93'01''$  West 11.18 feet; thence North  $82^{\circ}57'00''$  East, 124.94 feet to a point on the Westerly right-of-way line of Long Valley Road; thence non-tangent to the preceding course along the arc of a curve to the left having a radius of 1040.00 feet, a central angle of  $04^{\circ}14'59''$  an arc length of 77.14 feet and a chord bearing of South  $09^{\circ}10'31''$  East, 77.12 feet to the Point of Beginning.

The Basis of Bearing of this description is North  $16^{\circ}42'00''$  West, the centerline of Long Valley Road per said Final Map.

APN: 1220-22-410-012

Note: Document No. 653726 is provided pursuant to the requirements of Section 6.NRS 111.312.

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a. 1220-22-410-012  
 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 \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
Book _____	Page _____
Date of Recording: _____	
Notes: _____	

3. a. Total Value/Sales Price of Property:                      \$ 425,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property)    \$ \_\_\_\_\_  
 c. Transfer Tax Value    \$ 425,000.00  
 d. Real Property Transfer Tax Due:                                \$ 1,657.50

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 Eunice Marie Facey                      Capacity seller  
 Signature \_\_\_\_\_                                      Capacity \_\_\_\_\_

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

Print Name: Eunice Marie Facey, Surviving Trustee of the Dean Arthur Facey and Eunice Marie Facey Revocable Trust dated August 23, 2005

Address: 148 County Highway 109  
 City: Broadalben  
 State: NV    Zip: 12025

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

Print Name: Larry C. Walker and Sandra L. Walker

Address: 4219 Jennings Rd.  
 City: Modesto  
 State: CA    Zip: 95358

**COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)**

Print Name: Ticor Title of Nevada, Inc.                      Escrow No.: 01902195-010-DC1  
 Address: 307 W. Winnie Lane Suite #1  
 City, State, Zip: Carson City, NV 89703

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED