

Assessor's Parcel Number: 1320-32-717-001

Date: JUNE 20, 2019

Recording Requested By:

Name: CAROL LOUTHAN, TOWN OF CARDNERVILLE
& JEANE COX, COMMUNITY DEVELOPMENT

Address: _____

City/State/Zip: _____

Real Property Transfer Tax: \$ N/A



KAREN ELLISON, RECORDER E02

**GRANT, BARGAIN, SALE DEED
RIGHT OF WAY #2019.082**

(Title of Document)

NO. 2019 082

6-19-19
DATE

DOUGLAS COUNTY CLERK
MINDEN, NV

BY [Signature] DEPUTY

A.P.N. 1320-32-717-001

RECORDING REQUESTED BY AND

MAIL TO:

Pursuant to NRS 239B.030(4), I affirm that the instrument contained below (or attached hereto) does not contain the social security number of any person.

GRANT, BARGAIN, SALE DEED
RIGHT OF WAY

THIS DEED is made the 27th day of March, Two Thousand Nineteen (2019), for good and valuable consideration, the receipt of which is hereby acknowledged, Grantor, **Jerry L. Feldmiller and Marilyn J. Feldmiller, Trustees of the Feldmiller Family Trust dated under trust instrument on April 16, 2001**, (hereinafter "GRANTOR") hereby grants, bargains and sells to THE COUNTY OF DOUGLAS, a political subdivision of the State of Nevada (hereinafter "GRANTEE"), and to the agents, employees, successors and assigns of such GRANTEE forever, all of that interest of GRANTOR to a portion of the property located in State of Nevada, County of Douglas, Town of Gardnerville, Assessor's Parcel No. 1320-32-717-001.

Such conveyance to GRANTEE is more particularly described as follows:

See the attached legal description and location sketch attached hereto as Exhibit "C", entitled DESCRIPTION RIGHT OF WAY ACQUISITION (A.P.N. 1320-32-717-001) containing two (2) pages, which is incorporated as if fully set forth herein.

GRANTOR:

THE FELDMILLER FAMILY TRUST, u/t/i April 16, 2001

By: Jerry L. Feldmiller
Trustee

By: Marilyn J. Feldmiller
Trustee

ACKNOWLEDGEMENT

STATE OF NEVADA)
) ss.
COUNTY OF DOUGLAS)

On March 27, 2019, 2019, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Jerry L. Feldmiller and Marilyn J. Feldmiller known to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they are the Trustees of the Feldmiller Family Trust u/t/i April 16, 2001, and who further acknowledged to that they executed the forgoing deed on behalf of said Trust.

Carol A. Louthan
NOTARY PUBLIC



Together with all and singular tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

In Witness whereof, the GRANTOR has executed this grant, bargain, sale deed on this day and year first above written.

GRANTEE:

THE COUNTY OF DOUGLAS, a political subdivision of the State of Nevada

By: *William B. Penzel*
Chairman of the Board
Douglas County Commissioners

ACKNOWLEDGEMENT

STATE OF NEVADA)
) ss.
COUNTY OF DOUGLAS)

On 6-6th, 2019, before me, the undersigned, a Notary Public in and for said County and State, personally appeared William B. Penzel known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he is the Chairman of the Douglas County Commissioners, and who further acknowledge to that he executed the forgoing deed on behalf of said entity.

WITNESS my hand and official seal.

Michelle Pablo
NOTARY PUBLIC



Exhibit "C"
DESCRIPTION
RIGHT OF WAY AQUISITION
(A.P.N. 1320-32-717-001)

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

A parcel of land located within a portion of Section 32, Township 13 North, Range 20 East, Mount Diablo Meridian, more particularly described as follows:

BEGINNING at the most northerly corner of Lot 10 in Block B of Hawkins Addition To The Town Of Gardnerville recorded May 16, 1915 in Book B of Miscellaneous records, at page 408 in the Office of Recorder, Douglas County, Nevada and also being the intersection of Douglas Avenue and Mill Street;

thence along the southerly right of way line of Douglas Avenue South $44^{\circ}50'00''$ East, 15.00 feet;

thence leaving said southerly right of way line of Douglas Avenue South $45^{\circ}10'00''$ West, 0.75 feet;

thence North $44^{\circ}50'00''$ West, 10.50 feet;

thence along a tangent curve to the left having a radius of 4.00 feet, a central angle of $90^{\circ}00'00''$ and an arc length of 6.28 feet;

thence South $45^{\circ}10'00''$ West, 6.25 feet;

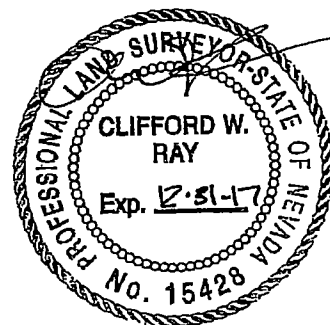
thence North $44^{\circ}50'00''$ West, 0.50 feet to a point on the southerly right of way line of Mill Street;

thence along said southerly right of way line of Mill Street North $45^{\circ}10'00''$ East, 11.00 feet to the POINT OF BEGINNING, containing 20 square feet, more or less.

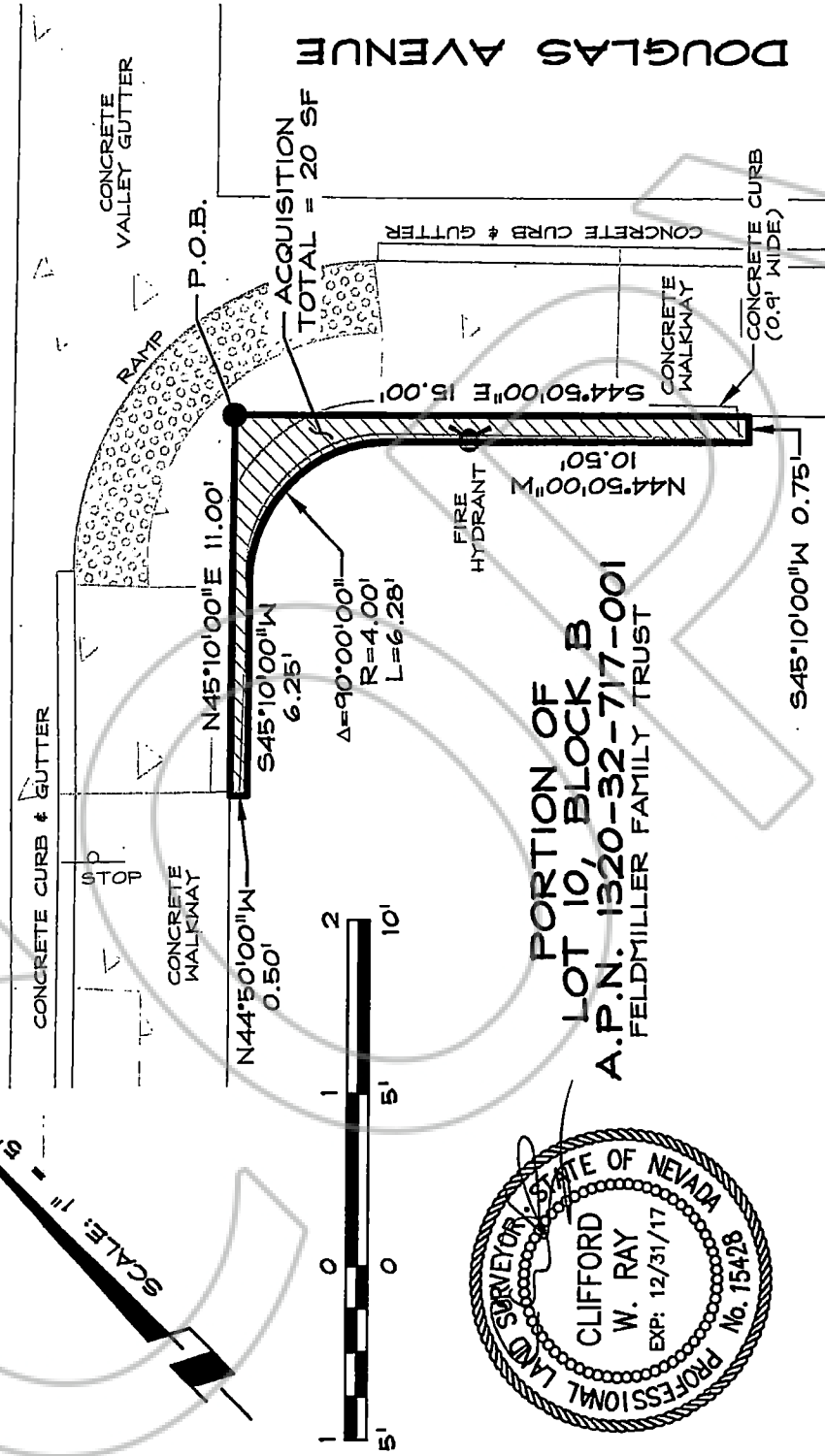
The Basis of Bearing for this description is identical to that Lot 10 in Block B of Hawkins Addition To The Town Of Gardnerville recorded May 16, 1915 in Book B of Miscellaneous records, at page 408 in the Office of Recorder, Douglas County, Nevada

Note: Refer this description to your title company
before incorporating into any legal document.

Prepared By: R.O. ANDERSON ENGINEERING, INC.
P.O. Box 2229
Minden, Nevada 89423



MILL STREET



DOUGLAS AVENUE

ACQUISITION TOTAL = 20 SF

P.O.B.

CONCRETE VALLEY GUTTER

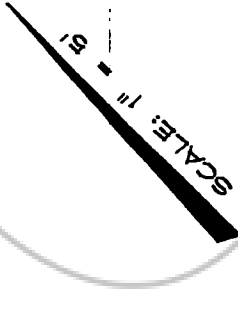
CONCRETE CURB & GUTTER

CONCRETE WALKWAY

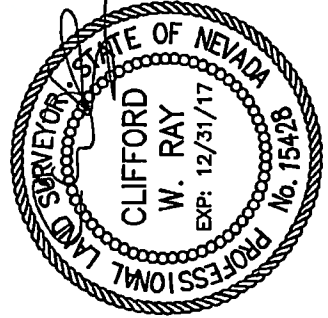
CONCRETE WALKWAY

CONCRETE CURB (0.9' WIDE)

FIRE HYDRANT



PORTION OF
 LOT 10, BLOCK B
 A.P.N. 1320-32-717-001
 FELDMILLER FAMILY TRUST



RO Anderson
 LAND SURVEYOR
 1608 Emeraldale Ave
 P.O. Box 2224
 Primm, NV 89059
 F 775.782.7084

CALIFORNIA
 3079 Harrison Avenue
 Suite 2
 South Lake Tahoe, CA 96150
 F 775.782.7084

EXHIBIT 'C'
 RIGHT OF WAY ACQUISITION
 PORTION OF A.P.N. 1320-32-717-001

03/24/17

Y:\Client Files\139B\139B-021\CAD\Survey\Exhibits\139B-021 Exhibit 1320-32-717-001.dwg 3/24/2017 9:56:36 AM Bill C. Ray

COPY

Douglas County

State of Nevada

CERTIFIED COPY

I certify that the document to which this certificate is attached is a full and correct copy of the original record on file in the Clerk-Treasurer's Office on this

20th day of January, 2019

By [Signature] Deputy

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1320-32-717-001
 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 right of way

FOR RECORDERS OPTIONAL USE ONLY	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: _____	

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

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section # 2
 b. Explain Reason for Exemption: GOVERNMENT ENTITY Transfer

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 Paul Sore Capacity Agent
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Print Name: Serry L & Marilyn J. Feldmiller
 Address: 1478 Douglas Ave
 City: Gardnerville
 State: NV Zip: 89410

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: Douglas County
 Address: P.O. Box 218
 City: Minden
 State: NV Zip: 89423

COMPANY/PERSON REQUESTING RECORDING
 (required if not the seller or buyer)
 Print Name: Town of Gardnerville Escrow # _____
 Address: 1407 Hwy 895 N
 City: Gardnerville State: NV Zip: 89410
 (AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)