

A.P.N.: 1420-18-301-005  
File No: 143-2565376 (mk)  
R.P.T.T.: \$1,677.00

DOUGLAS COUNTY, NV  
RPTT:\$1677.00 Rec:\$35.00  
\$1,712.00 Pgs=4 2019-930865  
06/24/2019 12:28 PM  
FIRST AMERICAN TITLE MINDEN  
KAREN ELLISON, RECORDER

When Recorded Mail To: Mail Tax Statements To:  
Cheryl Dixon  
3282 Plymouth Drive  
Minden, NV 89423

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

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

Marissa Ribera and Brooklyn Andreasen, Co- Administrators of the Estate of Alex Andreasen aka Alex Damgaard Andreasen, Jr., deceased.

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

Cheryl Dixon

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

#### **PARCEL I:**

**A PARCEL OF LAND, LOCATED IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 14 NORTH, RANGE 20 EAST, M.D.B & M., DOUGLAS COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 18, PROCEED SOUTH 0° 02' 46" WEST, A DISTANCE OF 2,972.12 FEET, AND SOUTH 89° 55' 34" WEST, A DISTANCE OF 60.00 FEET, TO THE TRUE POINT OF BEGINNING, WHICH IS THE NORTHEAST CORNER OF THE PARCEL; THENCE SOUTH 0° 02' 46" WEST, 266.14 FEET, TO THE SOUTHEAST CORNER OF THE PARCEL; THENCE SOUTH 89° 53' 08" WEST, 819.26 FEET, TO THE SOUTHWEST CORNER OF THE PARCEL; THENCE NORTH 0° 02' 46" EAST, 265.56 FEET, TO THE NORTHWEST CORNER OF THE PARCEL; THENCE NORTH 89° 50' 43" EAST, 819.26 FEET, TO THE TRUE POINT OF BEGINNING.**

#### **PARCEL II:**

**TOGETHER WITH AN EASEMENT, 60 FEET IN WIDTH, AND 1,324.06 FEET LONG, LYING ADJACENT TO AND WESTERLY OF THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 18.**

**NOTE: THE ABOVE METES AND BOUND DESCRIPTION APPEARED PREVIOUSLY IN**

This document was executed  
in counter-part and  
shall be deemed as one.

**THAT CERTAIN DOCUMENT RECORDED AUGUST 26, 2009, IN BOOK 809, PAGE 6031,  
AS INSTRUMENT NO. 749580.**

*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.

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.

Date: 05/17/2019

COPY

Marissa Ribera and Brooklyn Andreasen  
administrators for the Estate of Alex Andreasen

By: \_\_\_\_\_  
Name: Marissa Ribera  
Title: Administrator for the Estate of Alex  
Andreasen

By: [Signature]  
Name: Brooklyn Andreasen  
Title: Administrator for the Estate of Alex  
Andreasen

STATE OF NY )  
COUNTY OF Richmond ) ss.

This instrument was acknowledged before me on 6/20/19 by  
Marissa Ribera and Brooklyn Andreasen, as Co Administrators.

[Signature]  
Notary Public  
(My commission expires: 11/1/2020)

STACEY FREIN  
NOTARY PUBLIC, State of New York  
No. 01FR0117736  
Qualified in Richmond County  
Commission Expires November 1, 2020

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **May 17, 2019** under Escrow No. **143-2565376**.

Marissa Ribera and Brooklyn Andreassen  
administrators for the Estate of Alex Andreassen

By: [Signature]  
Name: Marissa Ribera  
Title: Administrator for the Estate of Alex  
Andreassen

By: \_\_\_\_\_  
Name: Brooklyn Andreassen  
Title: Administrator for the Estate of Alex  
Andreassen

STATE OF California )  
  ) : ss.  
COUNTY OF Stanislaus )

This instrument was acknowledged before me on June 19, 2019 by  
**Marissa Ribera and Brooklyn Andreassen, as Co Administrators.**

[Signature]  
Notary Public  
(My commission expires: March 26, 2021)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **May 17, 2019** under Escrow No. **143-2565376**.

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a) 1420-18-301-005  
 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: \$430,000.00  
 b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )  
 c) Transfer Tax Value: \$430,000.00  
 d) Real Property Transfer Tax Due \$1,677.00

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: *n. m. g. a. e. s.*

Capacity: *deputy*

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

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

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

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

Print Name: The Estate of Alex Andreasen

Print Name: Cheryl Dixon

Address: 3430 Tully Road #20

Address: 3282 Plymouth Drive

City: Modesto

City: Minden

State: CA                      Zip: 95350

State: NV                      Zip: 89423

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

First American Title Insurance

Print Name: Company

File Number: 143-2565376 mk/ nm

Address 1663 US Highway 395, Suite 101

City: Minden

State: NV                      Zip: 89423

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