

A.P.N.: 1220-18-001-008  
File No: 143-2566150 (mk)  
R.P.T.T.: \$3,120.00

When Recorded Mail To: Mail Tax Statements To:  
Henry N. Raymond  
969 Centerville Lane  
Gardnerville, NV 89460

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

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

Byron Kesler, an unmarried man as to an undivided 50% interest and Lois Fulton, an unmarried woman as to an undivided 50% interest as tenants in common

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

Henry N. Raymond, an unmarried man as to 50% interest and Amy Sue Hayes, an unmarried woman as to 50% interest as Tenants in Common

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

#### **PARCEL 1:**

**A PARCEL OF LAND LOCATED WITHIN THE EAST ONE-HALF OF THE NORTHEAST ONE-QUARTER (E1/2NE1/4) OF SECTION 18, TOWNSHIP 12 NORTH, RANGE 20 EAST, MOUNT DIABLO MERIDIAN, DOUGLAS COUNTY, NEVADA, DESCRIBED AS FOLLOWS:**

**COMMENCING AT THE NORTHWEST CORNER OF PARCEL A AS SHOWN ON THE AMENDED PARCEL MAP FOR AL ROSSWORN AS RECORDED IN THE OFFICE OF RECORDER, DOUGLAS COUNTY, NEVADA ON AUGUST 10, 1992 IN BOOK 892, AT PAGE 1259, AS DOCUMENT NO. 285543;**

**THENCE SOUTH 00°17'21" WEST, 1324.20 FEET; THENCE SOUTH 00°19'33" WEST, 13.31 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°36'42" EAST, 381.68 FEET; THENCE SOUTH 00°13'19" EAST, 1125.41 FEET; THENCE SOUTH 89°36'42" WEST, 392.44 FEET; THENCE NORTH 00°19'33" EAST, 1125.49 FEET TO THE POINT OF BEGINNING.**

**THE BASIS OF BEARING OF THIS DESCRIPTION IS THE NORTH LINE OF SECTION 18, TOWNSHIP 12 NORTH, RANGE 20 EAST, MOUNT DIABLO MERIDIAN, AS SHOWN ON THE AMENDED PARCEL MAP FOR AL ROSSWORN, FILED FOR RECORD ON AUGUST 10, 1992, IN BOOK 892, PAGE 1259, AS DOCUMENT NO. 285543, OFFICE OF RECORDER, DOUGLAS COUNTY, NEVADA.**

**REFERENCE IS MADE TO RECORD OF SURVEY SUPPORTING A BOUNDARY LINE ADJUSTMENT FILED FOR RECORD WITH THE DOUGLAS COUNTY RECORDER ON DECEMBER 15, 1995 IN BOOK 1295 AT PAGE 2268 AS DOCUMENT NO. 376956**

**PARCEL 2:**

**A FIFTY-FOOT (50') WIDE EASEMENT FOR PRIVATE ACCESS LOCATED WITHIN THE EAST ONE-HALF OF THE NORTHEAST ONE-QUARTER (E1/2NE1/2) OF SECTION 18, TOWNSHIP 12 NORTH, RANGE 20 EAST, MOUNT DIABLO MERIDIAN, DOUGLAS COUNTY, NEVADA DESCRIBED AS FOLLOWS:**

**BEGINNING AT THE NORTHWEST CORNER OF PARCEL A AS SHOWN ON THE AMENDED PARCEL MAP FOR AL ROSSWORN AS RECORDED IN THE OFFICE OF RECORDER, DOUGLAS COUNTY, NEVADA ON AUGUST 10, 1992 IN BOOK 892, AT PAGE 1259, AS DOCUMENT NO. 285543;**

**THENCE NORTH 89°36'42" EAST, 50.00 FEET; THENCE SOUTH 00°17'21" WEST, 1324,80 FEET; THENCE SOUTH 00°19'33" WEST, 12.70 FEET; THENCE SOUTH 89°36'42" WEST, 50.00 FEET; THENCE NORTH 00°19'33" EAST, 13.31 FEET; THENCE NORTH 00°17'21" EAST, 1324.20 FEET TO THE POINT OF BEGINNING.**

**NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED MAY 28, 1999, IN BOOK 599, PAGE 5985, AS INSTRUMENT NO. 469133.**

*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: 05/31/2019

Byron Kesler  
Byron Kesler  
Lois Fulton  
Lois Fulton

STATE OF **NEVADA** )  
                                  ) : **ss.**  
COUNTY OF **DOUGLAS** )

This instrument was acknowledged before me on 7-2-19 by  
**Byron Kesler and Lois Fulton.**

*nic* Byron

Mary Kelsh  
Notary Public

(My commission expires: 11-6-22)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **May 31, 2019** under Escrow No. **143-2566150**.

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a) 1220-18-001-008  
 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: \$800,000.00  
 b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )  
 c) Transfer Tax Value: \$800,000.00  
 d) Real Property Transfer Tax Due \$3,120.00

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: *Byron Kesler*  
 Signature: \_\_\_\_\_

Capacity: *agent*  
 Capacity: \_\_\_\_\_

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

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

Print Name: Byron Kesler and Lois Fulton  
 Address: 969 Centerville Lane  
 City: Gardnerville  
 State: NV      Zip: 89460

Print Name: Henry N. Raymond and Amy Sue Hayes  
 Address: 969 Centerville Lane  
 City: Gardnerville  
 State: NV      Zip: 89460

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

First American Title Insurance  
 Print Name: Company  
 Address 1663 US Highway 395, Suite 101  
 City: Minden

File Number: 143-2566150 mk/ mk  
 State: NV      Zip: 89423

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