

DOUGLAS COUNTY, NV
RPTT:\$1111.50 Rec:\$35.00
\$1,146.50 Pgs=3 2019-934521
08/30/2019 08:40 AM
FIRST AMERICAN TITLE MINDEN
KAREN ELLISON, RECORDER

A.P.N.: 1320-26-002-003
File No: 143-2570458 (mk)
R.P.T.T.: \$1,111.50

When Recorded Mail To: Mail Tax Statements To:
The Thor B. Teigen & Shelly S. Teigen Family Living Trust
P.O. Box 175
Minden, NV 89423

GRANT, BARGAIN and SALE DEED

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

Gregory C. Halsey and Suzan H. Halsey, husband and wife, as joint tenants with right of survivorship, and not as tenants in common

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

THOROLF B. TEIGEN and SHELLY S. TEIGEN, Trustees of The Thor B. Teigen & Shelly S. Teigen Family Living Trust dated October 30, 1998

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

THAT PORTION OF THE WEST 1/2 OF SECTION 26, TOWNSHIP 13 NORTH, RANGE 20 EAST, M.D.B. & M., IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF PARCEL 13-D, AS SAID PARCEL IS SHOWN ON THE JOHN S. SHAHIN PARCEL MAP, AS SAID MAP WAS RECORDED IN BOOK 1189, AT PAGE 2369, AS DOCUMENT NO. 214981; THENCE NORTH 0°52'15" EAST, 491.10 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 89°02'11" WEST, 1,775.00 FEET; THENCE NORTH 0°52'15" EAST, 245.48 FEET; THENCE SOUTH 89°02'19" EAST, 1,775.00 FEET; THENCE SOUTH 0°52'15" WEST, 245.55 FEET TO THE POINT OF BEGINNING.

RESERVING THEREFROM A NON-EXCLUSIVE EASEMENT FOR ROADWAY AND PUBLIC UTILITIES OVER AND ACROSS THE EAST 50 FEET OF SAID LAND.

SAID PARCEL CONTAINS EASEMENTS FOR ACCESS AND PUBLIC UTILITY PURPOSES AS SHOWN ON THE RECORD OF SURVEY TO BE FILED IN SUPPORT OF THIS LOT LINE ADJUSTMENT.

THE PARCEL DESCRIBED ABOVE REPLACES PARCEL 13-B, AS SHOWN PER SAID DOCUMENT NO. 214981 AND WILL BE SHOWN AS 13-B-1 ON THE ABOVE MENTIONED RECORD OF SURVEY.

SAID LAND MORE FULLY IMPOSED ON THAT CERTAIN RECORD OF SURVEY BOUNDARY LINE ADJUSTMENT PLAT RECORDED SEPTEMBER 18, 1990, IN BOOK 990 OF OFFICIAL RECORDS, AT PAGE 2409, DOUGLAS COUNTY, NEVADA, AS DOCUMENT NO. 234827.

TOGETHER WITH ALL THOSE CERTAIN ACCESS AND UTILITY EASEMENTS FOR INGRESS AND EGRESS AS SET FORTH ON THAT CERTAIN RECORD OF SURVEY FOR NEVIS INDUSTRIES, INC., FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON DECEMBER 23, 1980, AS DOCUMENT NO. 51917, OF OFFICIAL RECORDS.

FURTHER TOGETHER WITH ACCESS AND UTILITY EASEMENT, WITH INCIDENTS THERETO AS CONVEYED IN INSTRUMENT RECORDED NOVEMBER 2, 1990, IN BOOK 1190 OF OFFICIAL RECORDS, AT PAGE 196, DOUGLAS COUNTY, NEVADA, AS DOCUMENT NO. 238005.

NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED NOVEMBER 15, 1990 IN BOOK 1190, PAGE 2229 AS INSTRUMENT NO. 238922.

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.

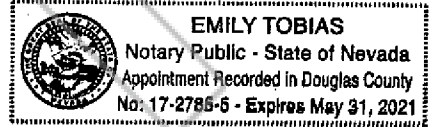
Date: 07/30/2019

Gregory C. Halsey
Gregory C. Halsey
Suzan H. Halsey
Suzan H. Halsey

STATE OF NV)
COUNTY OF Douglas) : ss.

This instrument was acknowledged before me on August 12, 2019 by **Gregory C. Halsey and Suzan H. Halsey.**

Emily Tobias
Notary Public
(My commission expires: 5/31/21)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **July 30, 2019** under Escrow No. **143-2570458.**

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1320-26-002-003
- 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: \$285,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$285,000.00
- d) Real Property Transfer Tax Due \$1,111.50

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: [Signature]
Signature: _____

Capacity: Agent
Capacity: _____

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

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

Print Name: Gregory C. Halsey and Suzan H. Halsey
Address: 1109 Las Cruces Court
City: Ridgecrest
State: CA Zip: 93555

Print Name: The Thor B. Teigen & Shelly S. Teigen Family Living Trust
Address: P.O. Box 175
City: Minden
State: NV Zip: 89423

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

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

File Number: 143-2570458 mk/ et
State: NV Zip: 89423

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