

A.P.N.: 1219-04-001-005
File No: 143-2570778 (mk)
R.P.T.T.: \$2,886.00

When Recorded Mail To: Mail Tax Statements To:
Jeffrey Green and Susanne Green
1301 Kingsbury Grade
Gardnerville, NV 89460

GRANT, BARGAIN and SALE DEED

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

Allan Bowra and Juliana Bowra, husband and wife as joint tenants with right of survivorship

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

Jeffrey Green and Susanne Green, husband and wife as joint tenants with right of survivorship

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

PARCEL 1:

ALL THAT CERTAIN LOT, PIECE, PARCEL OR PORTION OF LAND SITUATE LYING AND BEING WITHIN THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 12 NORTH, RANGE 19 EAST, M.D.M., DOUGLAS COUNTY, NEVADA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 4; THENCE ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4 SOUTH 89°58'35" WEST A DISTANCE OF 281.25 FEET TO THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL AND THE TRUE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID LINE SOUTH 89°58'35" WEST A DISTANCE OF 156.01 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF KINGSBURY GRADE; THENCE ALONG SAID LINE NORTH 44°27'00" WEST A DISTANCE OF 269.86 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT; THENCE ALONG SAID CURVE WHICH HAS A RADIUS OF 1125.00 FEET, THRU A CENTRAL ANGLE OF 04°25'24" WITH AN ARC LENGTH OF 86.85 FEET AND WHOSE CHORD BEARS NORTH 42°13'18" WEST A DISTANCE OF 86.83 FEET TO THE NORTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL; THENCE LEAVING SAID RIGHT OF WAY LINE NORTH 89°46'16" EAST A DISTANCE OF 515.13; THENCE SOUTH 23°20'53" WEST A DISTANCE OF 282.02 FEET TO THE POINT OF BEGINNING.

REFERENCE IS MADE AS ADJUSTED PARCEL A ON THAT CERTAIN RECORD OF SURVEY, RECORDED JANUARY 10, 1994, AS DOCUMENT NO. 327221.

PARCEL 2:

A PRIVATE ACCESS EASEMENT OVER A TRIANGULAR PARCEL OF LAND IN THE NORTHWEST CORNER OF THAT CERTAIN PARCEL DESCRIBED IN DEED FILED FOR RECORD IN BOOK 793, PAGE 744, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL THAT CERTAIN LOT, PIECE, PARCEL OR PORTION OF LAND SITUATE, LYING AND BEING WITHIN THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 12 NORTH, RANGE 19 EAST, M.D.M., DOUGLAS COUNTY, NEVADA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 4; THENCE ALONG THE NORTH LINE OF SAID NORTHEAST 1/4 OF THE SOUTHEAST 1/4 SOUTH 89°58'35" WEST A DISTANCE OF 408.69 FEET TO THE TRUE POINT OF BEGINNING;

THENCE LEAVING SAID LINE SOUTH 45°33'00" WEST A DISTANCE OF 20.40 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF KINGSBURY GRADE; THENCE ALONG SAID LINE NORTH 44°27'00" WEST A DISTANCE OF 20.00 FEET TO THE NORTH LINE OF THE AFORESAID NORTHEAST 1/4 OF THE SOUTHEAST 1/4 THENCE ALONG SAID LINE NORTH 89°58'35" EAST A DISTANCE OF 28.57 FEET TO THE TRUE POINT OF BEGINNING.

NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED SEPTEMBER 03, 2013, IN BOOK 913, PAGE 254, AS INSTRUMENT NO. 829979.

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: 08/02/2019

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 1219-04-001-005
 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: \$740,000.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$740,000.00
 d) Real Property Transfer Tax Due \$2,886.00

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: [Signature]
 Signature: _____

Capacity: [Signature]
 Capacity: _____

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

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

Print Name: Allan Bowra and Juliana Bowra
 Address: 463 Mountain Laurel Dr
 City: Jacksons Gap
 State: AL Zip: 36861

Print Name: Susanne Green
 Address: 1301 Kingsbury Grade
 City: Gardnerville
 State: NV Zip: 89460

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: 143-2570778 mk/ et
 State: NV Zip: 89423

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