

DOUGLAS COUNTY, NV **2019-938058**
RPTT:\$3685.50 Rec:\$35.00
\$3,720.50 Pgs=3 11/12/2019 02:38 PM
SIGNATURE TITLE - ZEPHYR COVE
KAREN ELLISON, RECORDER

APN: 1219-26-001-011

RECORDING REQUESTED BY:
SIGNATURE TITLE COMPANY, LLC
212 ELKS POINT RD, STE 445
P.O. BOX 10297
ZEPHYR COVE, NV 89448

MAIL RECORDABLE DOCS AND
TAX STATEMENTS TO:
GREGORY CARL HERBACK
SANDRA LEA HERBACK
PO BOX 3981
STATELINE, NV 89449

ESCROW NO: 11000796-NF

RPTT \$3,685.50

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Henry Perez Jr. and Mary Perez, husband and wife as joint tenants with right of survivorship

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell, and Convey to:

Gregory Carl Herback and Sandra Lea Herback, husband and wife as joint tenants

all that real property situated in the City of Gardnerville, County of Douglas, State of Nevada, described as follows:

See Exhibit A attached hereto and made a part hereof.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Henry Perez Jr.
Henry Perez Jr.

Mary Perez
Mary Perez

STATE OF NEVADA
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on 11/04/2019.

by Henry Perez, Jr. and Mary Perez

Natalie Frey (seal)
Notary Public

 NATALIE FREY
Notary Public - State of Nevada
Appointment Recorded in Douglas County
No: 17-2786-5 - Expires May 31, 2021

Exhibit A

Parcel 1:

Lot 10, in Block A, as set forth on that certain Final Map PDA 97-001 for Jackson Creek Ranch Estates, a Planned Development. Recorded in the Office of the County Recorder, State of Nevada on February 23, 1998. Book 298 at Page 4120, as Document No. 433187 and further imposed on that certain Amended Recorded of Survey Map recorded May 31, 2001, in Book 501, Page 9960, as Document No. 515523 of Official Records of Douglas County, Nevada.

Parcel 2:

All roadway easements as set forth in Grant, Bargain, Sale Deed executed by Jerald R. Jackson Trustee and Irene M. Windholz, Trustee and filed for record with Douglas County Recorder on May 31, 2001 in Book 501, Page 9961 as Document No. 515524 and being further depicted on the Amended Recorded of Survey for Jerald R. Jackson filed for record with the Douglas County Recorder on May 31, 2001 in Book 501, Page 9960 as Document No. 515523.

Parcel 3:

An exclusive easement for ingress and egress described as follows:

Beginning at the Southeasterly corner of Lot 9 of the Amended Record of Survey for Jerald R. Jackson, recorded in Book 0501 at Page 9960 as Document No. 515523 of the Official Records of said Douglas County; thence Westerly along the Southerly line of said Lot 9, S. 71° 25' 05" W. 107.64 feet to the TRUE POINT OF BEGINNING; thence continuing Westerly along said Southerly line S. 71° 25' 05" W., 38.72 feet to a point on the Easterly line of the "30" private access easement" said easement is shown on said Amended Record of Survey for Jerald R. Jackson; thence Northerly along the Easterly line of said easement N. 20° 43' 15" W., 58.50 feet to the beginning of a curve concave to the Northeast and having a radius of 435.00 feet; thence Northerly along said curve through a central angle of 9° 39' 11", an arc distance of 73.29 feet to a point on said curve, a radial line through said point bears S. 78° 55' 56" W.; thence S. 34° 28' 47" E., 136.81 feet to the TRUE POINT OF BEGINNING.

PURSUANT TO NRS SECTION 111.312, THE ABOVE LEGAL DESCRIPTION IS THE SAME PROPERTY CONVEYED IN DEED RECORDED AUGUST 27, 2003 AS INSTRUMENT NO. 587974.

APN: 1219-26-001-011

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a. 1219-26-001-011
 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 ONLY	
Book _____	Page _____
Date of Recording: _____	
Notes: _____	

3. a. Total Value/Sales Price of Property: \$ 945,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) \$ _____
 c. Transfer Tax Value \$ 945,000.00
 d. Real Property Transfer Tax Due: \$ 3,685.50

4. **If Exemption Claimed**
 a. Transfer Tax Exemption, per NRS 375.090, Section _____
 b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: 100%

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 [Handwritten Signature] Capacity E. officia
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Henry Perez Jr. and Mary Perez
 Address: 2743 S Desert Forest Ave
 City: Ontario
 State: CA Zip: 91767

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Gregory Carl Herback and Sandra Lea Herback
 Address: PO Box 3981
 City: Steline
 State: NV Zip: 89449

COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)
 Print Name: Signature Title Company LLC Escrow No.: 11000796-110-NF
 Address: 212 Elks Point Road, Suite 445, PO Box 10297
 City, State, Zip: Zephyr Cove, NV 89448

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED