

APN# : 1220-02-001-011
RPTT: \$0.00 Exempt #5



KAREN ELLISON, RECORDER

E05

Recording Requested By:
Kevin R. Baxter

When Recorded Mail To:
Kevin R. Baxter
Laura Baxter
1808 Helman Drive
Gardnerville, NV 89410

Mail Tax Statements to: (deeds only)
Same as Above

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons.
(Per NRS 239B.030)

Signature Kevin R. Baxter
Kevin R. Baxter Owner

Grant, Bargain, and Sale Deed

This document is being
recorded as an
accomodation only.

This page added to provide additional information required by NRS 111.312
(additional recording fee applies)

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That

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

Kevin R. Baxter, a married man as his sole and separate property

do(es) hereby GRANT(s) BARGAIN SELL and CONVEY to

Kevin R. Baxter and Laura Baxter, Husband and Wife as Joint Tenants with Right of Survivorship

and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Gardnerville, County of Douglas State of Nevada bounded and described as follows:

See attached Exhibit A

TOGETHER with all tenements, hereditaments and appurtenances, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: 07/22/2019

Kevin R. Baxter
Kevin R. Baxter

STATE OF Nevada

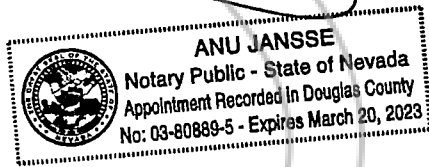
COUNTY OF Douglas

This instrument was acknowledged before me on

4/22/19

By Kevin R. Baxter.

Anu Jansse
Notary Public



} ss

EXHIBIT "A"

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

A parcel of land located within a portion of the Northwest 1/4 of the Northeast 1/4 of Section 2, Township 12 North, Range 20 East, Mount Diablo Meridian, more particularly described as follows:

Commencing at the Southwest corner of Parcel 25-C as shown on that certain Parcel Map for KDT, Inc., recorded January 31, 1990 in the Douglas County Recorder's Office in Book 190, at Page 4332, as Document No. 219180; thence South $59^{\circ}39'07''$ East, 88.63 feet along the Northerly right-of-way of Toler Lane, also known as Fish Springs Road, to the POINT OF BEGINNING; thence North $64^{\circ}45'17''$ East, 594.20 feet; thence South $89^{\circ}53'14''$ East, 50.00 feet to a point on the Westerly right-of-way of East Valley Road; thence South $00^{\circ}06'46''$ West, 434.72 feet along said Westerly right-of-way; thence along the arc of a curve to the right having a radius of 25.00 feet, central angle of $100^{\circ}06'44''$, and arc length of 43.68 feet to a point on the Northerly right-of-way of Toler Lane, also known as Fish Springs Road; thence along the arc of a curve to the right having a radius of 1700.00 feet, central angle of $20^{\circ}07'23''$, arc length of 597.06 feet and chord bearing North $69^{\circ}42'49''$ West along said Northerly right-of-way to the POINT OF BEGINNING.

Reference is hereby made to that certain Record of Survey to Support a Boundary Line Adjustment for S. Jack Meheen and Mozafar Jandaghi, filed for record in the office of the Douglas County Recorder, State of Nevada on December 16, 1996 in Book 1296, Page 2513, Document No. 402985, Official Records.

NOTE: The above metes and bounds description appeared previously in that certain Boundary Line Adjustment Grant Deed recorded in the office of the County Recorder of Douglas County, Nevada on December 16, 1996, in Book 1296, Page 2510 as Document No. 402984 of Official Records.

Assessor's Parcel Number(s):
1220-02-001-011

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)
a) 1220-02-001-011

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
NOTES: _____

3. Total Value/Sales Price of Property: \$0.00
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$0.00
 Real Property Transfer Tax Due: \$0.00

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section #5
 b. Explain Reason for Exemption: Adding wife to title without consideration

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 Kevin R. Baxter Capacity Grantor
 Signature _____ Capacity _____

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

Print Name: Kevin R. Baxter
 Address: 1808 Helman Drive
 City: Gardnerville
 State: NV Zip: 89410

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

Print Name: Kevin R. Baxter and Laura Baxter
 Address: 1808 Helman Drive
 City: Gardnerville
 State: NV Zip: 89410

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: _____ Esc. #: _____
 Address: _____
 City/State/Zip: _____

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