

A.P.N.: 1320-18-000-002
File No: 143-2569094 (mk)
R.P.T.T.: \$6,630.00

When Recorded Mail To: Mail Tax Statements To:
Bowmer Living Trust
16888 Carson Hwy
Fallon, NV 89406

GRANT, BARGAIN and SALE DEED

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

Duncan M. Getty, an unmarried man

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

Janice L. Bowmer and Gene R. Bowmer, Co- Trustees of the of the Dennis J. Bowmer and Janice L. Bowmer 1991 Living Trust dated December 17, 1991 and amended and restated July 21, 2008 as to an undivided 50% interest and Janice L. Bowmer and Gene R. Bowmer, Co- Trustees of the Exemption Trust of the Dennis J. Bowmer and Janice L. Bowmer 1991 Living Trust Agreement dated December 17, 1991 as to an undivided 50% interest

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

PARCEL ONE:

ALL THAT PORTION OF NORTH HALF (N 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 18, TOWNSHIP 13 NORTH, RANGE 20 EAST, M.D.B.&M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING AT THE SECTION CORNER OF SECTIONS 7, 8, 17 AND 18;
THENCE ALONG THE SECTION LINE COMMON TO SECTIONS 17 AND 18, SOUTH 00°00'43" WEST, 1163.37 FEET TO THE POINT OF BEGINNING;
THENCE ALONG SAID SECTION LINE SOUTH 00°00'43" WEST, 157.62 FEET;
THENCE NORTH 89°25'13" WEST, 2570.58 FEET TO THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 395;
THENCE ALONG SAID EAST RIGHT-OF-WAY LINE NORTH 00°23'43" WEST, 872.96 FEET;
THENCE SOUTH 88°53'45" EAST, 2198.12 FEET;
THENCE SOUTH 00°07'48" EAST, 688.70 FEET;
THENCE SOUTH 88°26'40" EAST, 377.46 FEET TO THE POINT OF BEGINNING.**

NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN

THAT CERTAIN DOCUMENT RECORDED DECEMBER 09, 2014 AS INSTRUMENT NO. 2014-854118 OF OFFICIAL RECORDS.

PARCEL TWO:

AN EASEMENT FOR INGRESS AND EGRESS RECORDED ON AUGUST 19, 1991, IN BOOK 891, AT PAGE 3152, AS DOCUMENT 258250, OFFICIAL RECORDS OF DOUGLAS COUNTY.

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: 07/10/2019

COOPER

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 1320-18-000-002
 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: \$1,700,000.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$1,700,000.00
 d) Real Property Transfer Tax Due \$6,630.00

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: M. Getty Capacity: agent
 Signature: _____ Capacity: _____

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

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

Print Name: Duncan M. Getty
 Address: 2153 Highway 395 North
 City: Minden
 State: NV Zip: 89423

Print Name: Bowmer Living Trust
 Address: 16888 Carson Hwy
 City: Fallon
 State: NV Zip: 89406

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

Print Name: First American Title Insurance Company File Number: 143-2569094 mk/ mk
 Address: 1663 US Highway 395, Suite 101
 City: Minden State: NV Zip: 89423

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