

DOUGLAS COUNTY, NV **2020-940981**
RPTT:\$2242.50 Rec:\$40.00
\$2,282.50 Pgs=3 01/16/2020 12:38 PM
FIRST AMERICAN TITLE MINDEN
KAREN ELLISON, RECORDER

A.P.N.: 1319-03-811-032
File No: 143-2581526 (mk)
R.P.T.T.: \$2,242.50

When Recorded Mail To: Mail Tax Statements To:
Jennifer R. Golobic
345 Genoa Springs Dr
Genoa, NV 89411

GRANT, BARGAIN and SALE DEED

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

Brandon A. Reed, an unmarried man

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

Jennifer R. Golobic, a married woman as her sole and separate property

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

PARCEL I:

LOT 32 BLOCK C, OF THE FINAL MAP OF GENOA LAKES PHASE 2, A PLANNED UNIT DEVELOPMENT, RECORDED JUNE 2, 1994 IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA AS DOCUMENT NO. 338683.

PARCEL II:

THAT CERTAIN EXCLUSIVE USE AND LANDSCAPE EASEMENT LOCATED WITHIN A PORTION OF THE SOUTH ONE-HALF OF SECTION 3, TOWNSHIP 13 NORTH, RANGE 19 EAST, M.D.B. & M., DOUGLAS COUNTY NEVADA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEASTERLY CORNER OF UNIT 32 AS SHOWN ON THE FINAL MAP OF GENOA LAKES PHASE 2 PLANNED UNIT DEVELOPMENT DOCUMENT NO. 338683 OF THE DOUGLAS COUNTY RECORDER'S OFFICE, SAID POINT BEARS S. 38° 18' 12" W., 35.21 FEET FROM TIE POINT "C" AS SHOWN ON SAID GENOA LAKES PHASE 2 FINAL MAP;

THENCE S. 51° 54' 44" W., ALONG THE NORTHERLY LINE OF SAID UNIT 32, 54.33 FEET TO THE TRUE POINT OF BEGINNING;

THENCE S. 51° 54' 44" W., 35.00 FEET;

THENCE S. 40° 01' 16" E., 39.52 FEET;

THENCE S. 41° 03' 19" E., 38.94 FEET;

THENCE N. 46° 38' 49" E., 35.00 FEET TO THE NORTHWESTERLY CORNER OF UNIT 31 AS SHOWN ON SAID GENOA LAKES PHASE 2 FINAL MAP;

THENCE N. 46° 38' 49" E., ALONG THE NORTHERLY LINE OF SAID UNIT 31, 24.00 FEET;

THENCE N. 43° 21' 11" W., 4.00 FEET;

THENCE N. 46° 38' 49" E., 17.17 FEET;

THENCE N. 38° 05' 16" W., 12.24 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID UNIT 32;

THENCE ALONG THE SOUTHERLY AND WESTERLY BOUNDARY LINES OF SAID UNIT 32 THE FOLLOWING 8 COURSES:

S. 51° 54' 44" W., 56.50 FEET;

N. 38° 05' 16" W., 15.67 FEET;

N. 51° 54' 44" E., 3.67 FEET;

N. 38° 05' 16" W., 1.83 FEET;

N. 51° 54' 44" E., 6.00 FEET;

N. 38° 05' 16" W., 28.00 FEET;

N. 51° 54' 44" E., 3.00 FEET;

N. 38° 05' 16" W., 9.67 FEET TO THE TRUE POINT OF BEGINNING.

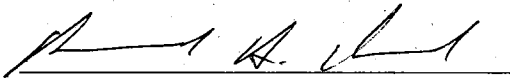
NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN GRANT, BARGAIN, AND SALE DEED RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA ON OCTOBER 7, 2013, AS DOCUMENT NO. 831757, IN BOOK 1013, PAGE 1497 OF OFFICIAL RECORDS.

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

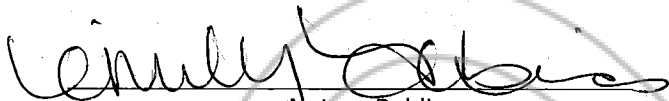
1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

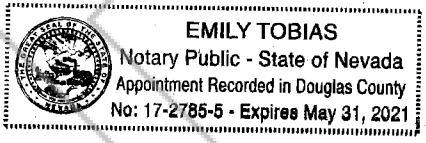
Date: 01/10/2020


Brandon A. Reed

STATE OF **NEVADA**)
)
) **ss.**
COUNTY OF **DOUGLAS**)

This instrument was acknowledged before me on 1.16.2020 by **Brandon A. Reed.**


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



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **January 10, 2020** under Escrow No. **143-2581526.**

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 1319-03-811-032
 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: \$575,000.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$575,000.00
 d) Real Property Transfer Tax Due \$2,242.50

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: Brandon A. Reed
 Address: 10591 Crystal Bay Dr
 City: Reno
 State: NV Zip: 89521

Print Name: Jennifer R. Golobic
 Address: 345 Genoa Springs Dr
 City: Genoa
 State: NV Zip: 89411

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

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

File Number: 143-2581526 mk/ et
 State: NV Zip: 89423

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