

APN: 1320-08-413-005  
RPPT: 0 (Exempt 4)

DOUGLAS COUNTY, NV 2020-941126  
Rec:\$40.00  
Total:\$40.00 01/21/2020 12:25 PM  
EUGENE NICHOLS Pgs=3

MAIL RECORDED DOCUMENT TO:  
Rebecca L. Gelderman  
2241 Park Place  
Suite D  
Minden, Nevada 89423



KAREN ELLISON, RECORDER E04

MAIL TAX STATEMENT TO:  
Same as above

**GRANT, BARGAIN, SALE DEED**

THIS INDENTURED WITNESSETH:

That FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, EUGENE T. NICHOLS, a married man as his sole and separate property, who obtained his interest as EUGENE T. NICHOLS, a married man as his sole and separate property and REBECCA GELDERMAN, an unmarried widowed woman together as joint tenants with rights of survivorship does hereby GRANT, BARGAIN, SELL and CONVEY to REBECCA L. GELDERMAN, an unmarried widowed woman, and to the heirs and assigns of such Grantee forever, all the following real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

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

THE UNDERSIGNED HERBY AFFIRMS THAT THIS DOCUMENT SUBMITTED FOR RECORDING DOES NOT CONTAIN A SOCIAL SECURITY NUMBER OF ANY PERSON OR PERSONS PURSUANT TO NRS 239B.030.

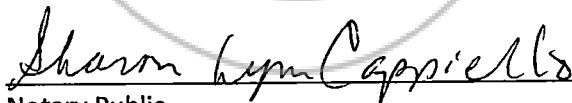
Dated this 21<sup>st</sup> day of January, 2020.

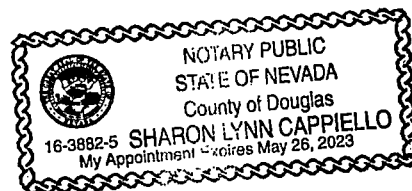
  
EUGENE T. NICHOLS

STATE OF NEVADA )  
                                  : SS.  
COUNTY OF DOUGLAS )

On this 21<sup>st</sup> day of January, 2020, personally appeared before me, a notary public, EUGENE T. NICHOLS, personally known or proved to be the person whose name is subscribed to the above instrument who acknowledged that she executed the instrument.

WITNESS MY HAND AND OFFICIAL SEAL

  
Notary Public



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

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

**PARCEL 1:**

Parcel D as shown on the Record of Survey for Al Shankle and the Jager 1988 Family Trust, according to the Map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada on August 22, 1994, in Book 894, Page 3558, as File No. 344389, Official Records, being more particularly described as follows:

Commencing at a found 5/8" rebar and plastic cap stamped R.L.S. 1586 at the northeast corner of Parcel 'F' per said Record of Survey; thence South 20°56'54" West, 138.45 feet to the POINT OF BEGINNING;

thence West, 64.00 feet;

thence North, 41.00 feet;

thence East, 64.00 feet;

thence South, 41.00 feet to the POINT OF BEGINNING.

**PARCEL 2:**

An easement for ingress, egress and public utilities as set forth in Document recorded August 31, 1994, in Book 894, at Page 5863, as Document No. 345267.

**PARCEL 3:**

Easements for ingress, egress and access as set forth in the Covenants, Conditions and Restrictions recorded June 10, 1994, in Book 694, Page 1866, as Document No. 339430 of Official Records.

Document No. 823752 is provided pursuant to the requirements of Section 6.NRS 111.312.

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STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
a) 1320-08-413-005  
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 \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: _____	

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

4. If Exemption Claimed:  
a. Transfer Tax Exemption per NRS 375.090, Section #4  
b. Explain Reason for Exemption: Transfer from Joint Tenant to Tenant without consideration

5. Partial Interest: Percentage being transferred: 100.0%

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 \_\_\_\_\_ Capacity Grantor

Signature \_\_\_\_\_ Capacity \_\_\_\_\_

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

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

Print Name: EUGENE T. NICHOLS  
Address: 2241 PARK PLACE, SUITE D  
City: MINDEN  
State: NV Zip: 89423

Print Name: REBECCA L. GELDERMAN  
Address: 2241 PARK PLACE, SUITE D  
City: MINDEN  
State: NV Zip: 89423

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

Print Name: \_\_\_\_\_ Escrow # \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

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