

APN: 1319-04-002-003
RPPT: 0 (Exempt 4)

DOUGLAS COUNTY, NV
Rec:\$40.00
Total:\$40.00
EUGENE NICHOLS

2020-941127
01/21/2020 12:25 PM
Pgs=3

MAIL RECORDED DOCUMENT TO:
Rebecca L. Gelderman
PO Box 521
Genoa, Nevada 89411


00105310202009411270030035
KAREN ELLISON, RECORDER E04

MAIL TAX STATEMENT TO:
Same as above

GRANT, BARGAIN, SALE DEED

THIS INDENTURED WITNESSETH:

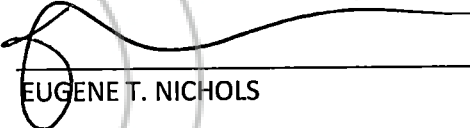
That FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, EUGENE T. NICHOLS, a married man as his sole and separate property, who obtained his interest as EUGENE T. NICHOLS, a married man as his sole and separate property and REBECCA GELDERMAN, an unmarried widowed woman together as joint 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 21st day of January, 2020.


EUGENE T. NICHOLS

STATE OF NEVADA)
 : SS.
COUNTY OF DOUGLAS)

On this 21st 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 he executed the instrument.

WITNESS MY HAND AND OFFICIAL SEAL


Notary Public

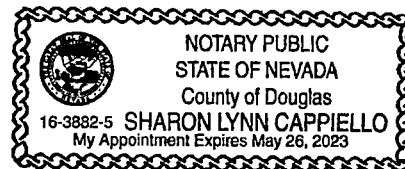


EXHIBIT "A"

All that certain lot, piece or parcel of land situate in the County of Douglas, State of Nevada, described as follows:

PARCEL 1:

A parcel of land located in the Northeast 1/4 of the Southeast 1/4 of Section 4, Township 13 North, Range 19 East, M.D.B. & M., Douglas County, Nevada, being more particularly described as follows:

LOT 6 AND A PORTION OF LOT 7:

BEGINNING at the Southeast corner of Lot 6 as shown on the Genoa Estates Subdivision Map, Document No. 31256 of the Douglas County Recorder's Office, said point being a 1/2 inch rebar; thence North 72°32'46" West 257.07 feet; thence North 16°27'44" West, along the adjusted lot line between Lots 6 and 7 of said subdivision, 625.80 feet; thence North 89°19'22" East, 75.00 feet to a 1/2 inch rebar; thence South 09°39'49" East, 50.60 feet; thence North 89°12'17" East, 316.24 feet to a 1/2 inch rebar; thence 39.72 feet along the arc of a curve to the right having a central angle of 91°01'42" and a radius of 25.00 feet (chord bears South 45°16'52" East, 35.67 feet) to a 1/2 inch rebar; thence South 11°13'59" West, 607.55 feet to the POINT OF BEGINNING.

Reference is made to Record of Survey to support a Boundary Line Adjustment for SETH L. AND CONNIE L. ATWOOD, filed for record October 6, 1988, Book 1088, Page 690, Document No. 187993 Official Records of Douglas County, Nevada.

A.P.N. 17-060-09

PARCEL 2:

A parcel of land located in the Northeast 1/4 of the Southeast 1/4 of Section 4, Township 13 North, Range 19 East, M.D.B. & M., Douglas County, Nevada, being more particularly described as follows:

PORTION OF LOT 7:

BEGINNING at the Southeast corner of Lot 7 as shown on the Genoa Estates Subdivision Map, Document No. 31256 of the Douglas County Recorder's Office, said point being a 1/2 inch rebar; thence North 72°32'46" West 532.12 feet; to a 1/2 inch rebar; thence North 07°37'37" East, 440.29 feet to a 1/2 inch rebar; thence North 89°19'22" East, 274.73 feet; thence South 16°27'44" East, along the adjusted lot line between Lots 6 and 7 of said subdivision, 625.80 feet to the POINT OF BEGINNING.

Reference is made to Record of Survey to support a Boundary Line Adjustment for SETH L. AND CONNIE L. ATWOOD, filed for record October 6, 1988, Book 1088, Page 690, Document No. 187993 Official Records of Douglas County, Nevada.

A.P.N. 17-060-08

TOGETHER WITH 4.0 acre feet of water rights under Certificate No. 30977 issued by State of Nevada, Department of Water Resources.

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1319-04-002-003
 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. 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 Joint 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: 2420 CENTENNIAL DR, PO BOX 521
 City: GENOA
 State: NV Zip: 89411

Print Name: REBECCA L. GELDERMAN
 Address: 2420 CENTENNIAL DR, PO BOX 521
 City: GENOA
 State: NV Zip: 89411

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)