

A.P.N.:1319-30-516-047 PTN  
R.P.T.T.: EXEMPT # 1 LOT LINE ADJUSTMENT



KAREN ELLISON, RECORDER

RECORDING REQUESTED BY:  
CHARLES TOWNSEND LARA TOWNSEND  
P.O. BOX 2310  
STATELINE, NV 89449

WHEN RECORDED MAIL DOCUMENT TO;  
SAME AS ABOVE

TAX BILL TO:  
TO REMAIN UNCHANGED

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GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
THE TAHOE VILLAGE HOMEOWNERS ASSOCIATION A NEVADA  
CORPORATION.

do(es) hereby GRANT, BARGAIN and SELL to CHARLES TOWNSEND AND LARA  
TOWNSEND HUSBAND AND WIFE AND LOUIE BURGARELLO AND JANICE  
BURGARELLO HUSBAND AND WIFE

GRANT, BARGAIN and SELL to CHARLES TOWNSEND AND LARA TOWNSEND  
HUSBAND AND WIFE AND LOUIE BURGARELLO AND JANICE BURGARELLO  
HUSBAND AND WIFE ALL TOGETHER AS JOINT TENANTS WITH RIGHT OF  
SURVIVORSHIP.

the real property situate in the County of DOUGLAS, State of Nevada, described as  
follows;

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

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.

Dated: 4/22/20

  
\_\_\_\_\_  
TAHOE VILLAGE HOMEOWNERS  
ASSOCIATION BY:

\_\_\_\_\_

Exhibit A

March 9, 2020  
17054

DESCRIPTION  
COMMON AREA TO LOT 26

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

All portion of the Common Area as shown on Tahoe Village Unit No.1, filed for record on December 7, 1971 as Document Number 55769, being more particularly described as follows:

Beginning at a Point that bears South 25°29'15" East 849.70 feet from Point A, as designated per said Tahoe Village Unit No.1:

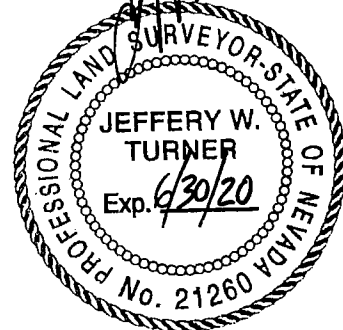
thence South 09°41'57" East 19.78 feet;  
thence North 80°15'50" East 38.16 feet;  
thence South 09°21'35" East 28.00 feet;  
thence South 80°15'40" West 29.00 feet;  
thence North 09°21'34" West 25.75 feet;  
thence South 80°15'51" West 9.15 feet;  
thence South 09°39'16" East 1.86 feet;  
thence South 80°18'03" West 2.74 feet;  
thence North 09°18'23" West 23.91 feet;  
thence North 80°40'00" East 2.58 feet to the Point of Beginning.

Containing 896 square feet, more or less.

The Basis of Bearing for this description is based upon the above referenced Tahoe Village Unit No.1.

Refer this description to your title company before incorporating into any legal document.

Prepared by: Turner & Associates, Inc.  
Land Surveying  
P.O. Box 5067  
Stateline, NV 89449



State of NEVADA )

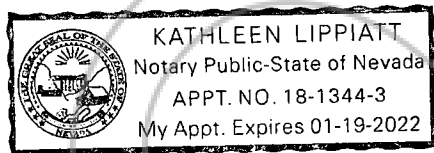
County of DOUGLAS )

On April 22, 2020, before me, Kathleen Lippiatt, a  
Notary Public,

R. Michael Kalthoff personally appeared  
personally known to me (or proved to me on the basis of satisfactory evidence) to  
be the person(s) whose name(s) is/are subscribed to the within instrument and  
acknowledged to me that he/she/they executed the same in his/her/their  
authorized capacity(ies), and that by his/her/their signature(s) on the instrument  
the person(s), or entity upon behalf of which the person(s) acted, executed the  
instrument.

WITNESS my hand and official seal.

Signature: Kathleen Lippiatt [seal]



STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
a) 1319-30-516-047 PTN  
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 Lot Line Adjustm

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

3. Total Value/Sales Price of Property: \$336,000.00  
Deed in Lieu of Foreclosure Only (value of property) \_\_\_\_\_  
Transfer Tax Value: \$ \_\_\_\_\_  
Real Property Transfer Tax Due: \$1,310.40

4. If Exemption Claimed:  
a. Transfer Tax Exemption per NRS 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 *Charles R. Townsend* Capacity Grantee

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

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

Print Name: TAHOE VILLAGE HOMEOWNERS ASSOC.  
Address: P.O. BOX 5030  
City: STATELINE  
State: NV Zip: 89449

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

Print Name: CHARLES AND LARA TOWNSEND ETAL  
Address: P.O. Box 2310  
City: STATELINE  
State: NV Zip: 89449

**COMPANY/PERSON REQUESTING RECORDING**

(required if not the seller or buyer)

Print Name: GORDON CONSULTING INC. Escrow # (TOWNSEND 1)  
Address: P.O. BOX 10341  
City: ZEPHYR COVE State: NV Zip: 89448

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