

DOUGLAS COUNTY, NV
RPTT:\$1092.00 Rec:\$40.00
\$1,132.00 Pgs=4
06/05/2020 02:57 PM
ETRCO
KAREN ELLISON, RECORDER

APN# : 1219-14-001-009

RPTT: \$1,092.00

Recording Requested By:
Western Title Company
Escrow No.: 115420-WLD

When Recorded Mail To:
Eric Maidlow and
Jessica Maidlow
1440 James Road
Gardnerville, NV 89460

Mail Tax Statements to: (deeds only)
Same as Above

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons.
(Per NRS 239B.030)

Signature



Lacha Hill

Escrow Assistant

Grant, Bargain, and Sale Deed

This page added to provide additional information required by NRS 111.312
(additional recording fee applies)

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That

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

Ron Mitchell and Ginger Mitchell, husband and wife as community property

do(es) hereby GRANT(s) BARGAIN SELL and CONVEY to

Eric Maidlow and Jessica Maidlow, husband and wife as joint tenants with right of survivorship

and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Gardnerville, County of Douglas State of Nevada bounded and described as follows:

See attached Exhibit A

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

Dated: 06/02/2020

Ron Mitchell
Ron Mitchell
Ginger Mitchell
Ginger Mitchell

STATE OF Nevada }
COUNTY OF Douglas } ss
This instrument was acknowledged before me on
6/4/2020

By Ron Mitchell and Ginger Mitchell.

Laeha P. Hill
Notary Public

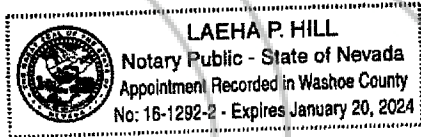


EXHIBIT "A"

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

A parcel of land located within a portion of the North one-half (N 1/2) of Section 14, Township 12 North, Range 19 East, Mount Diablo Baseline and Meridian, Douglas County, Nevada, described as follows:

Commencing at the Northeast corner of Parcel No. 2 as shown on the Land Division Map for Gerald F. and Pamela F. J. Whitmire as recorded in Book 1286 on Page 552 as Document No. 146147 and also as shown as the Northwest corner of Parcel J as shown in the Record of Survey for "Run Around Ranch" and recorded in Book 373 on Page 133 as Document No. 64581, Douglas County, Nevada, Recorder's Office; thence along the common boundary of the said two recorded maps South 00°00'34" West, 805.22 feet to the Point of Beginning; thence South 42°31'00" East 178.75 feet; thence South 27°26'00" East 251.49 feet; thence North 28°02'20" East, 236.69 feet; thence South 88°40'00" East 767.39 feet; thence North 11°30'00" West, 986.79 feet to the Northeast corner of Parcel 1 as shown in the said Record of Survey for "Run Around Ranch"; thence South 89°52'00" East, 315.96 feet; thence South 11°37'30" East 1,281.09 feet; thence South 09°55'55" East 1,376.83 feet; thence North 89°52'46" West, 405.00 feet; thence North 05°06'52" West, 1,097.89 feet; thence South 57°12'27" West, 1,460.00 to the common boundary of the said two recorded maps; thence North 00°00'34" East, 1,505.02 feet to the Point of Beginning.

EXCEPTING THEREFROM all that portion described as Adjusted Parcel H in a Boundary Line Adjustment Deed recorded November 9, 1987 in Book 1187 of Official Records at Page 1126, Douglas County, Nevada as Document No. 166044, described as follows:

Commencing at the Northeast corner of Parcel No. 2 as shown on the Land Division Map for Gerald F. and Pamela F. J. Whitmire as recorded in Book 1286 on Page 552 as Document No. 146147 and also as shown as the Northwest corner of Parcel J as shown in the Record of Survey for "Run Around Ranch" and recorded in Book 373 on Page 133 as Document No. 64581, Douglas County, Nevada, Recorder's Office; thence along the common boundary of the said two recorded maps South 00°00'34" West, 805.22 feet to the Point of Beginning; thence South 42°31'00" East 178.75 feet; thence South 27°26'00" East 251.49 feet; thence North 28°02'20" East, 236.69 feet; thence South 88°40'00" East 767.39 feet; thence North 11°30'00" West, 986.79 feet to the Northeast corner of Parcel 1 as shown in the said Record of Survey for "Run Around Ranch"; thence South 89°52'00" East, 315.96 feet; thence South 11°37'30" East 1,281.09 feet; thence South 09°55'55" East 90.03 feet; thence South 78°30'00" West, 309.80 feet; thence South 11°30'00" East, 113.65 feet; thence South 57°12'27" West 1460.00 feet to the common boundary of the said two recorded maps; thence North 00°00'34" East, 1,505.02 feet to the Point of Beginning.

The above described land is also depicted as Parcel C on the Record of Survey for "Run Around Ranch" filed in the office of the Douglas County Recorder on March 7, 1973, File No. 64581.

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 July 6, 2003, as Document No. 583453 of Official Records.

Assessor's Parcel Number(s):
1219-14-001-009

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)
a) 1219-14-001-009

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
NOTES: _____

3. Total Value/Sales Price of Property: \$280,000.00
Deed in Lieu of Foreclosure Only (value of property) (_____
Transfer Tax Value: \$280,000.00
Real Property Transfer Tax Due: \$1,092.00

4. If Exemption Claimed:
a. Transfer Tax Exemption per NRS 375.090, Section _____
b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: 100 %

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 _____
Signature _____ Capacity ESCROW

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

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

Print Name: Ron Mitchell and Ginger Mitchell
Address: PO Box 5607
City: Stateline
State: NV Zip: 89449

Print Name: Eric Maidlow and Jessica Maidlow
Address: 1440 James Road
City: Gardnerville
State: NV Zip: 89460

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

Print Name: eTRCo, LLC. On behalf of Western Title Company
Address: Douglas Office
1362 Highway 395, Ste. 109
City/State/Zip: Gardnerville, NV 89410

Esc. #: 115420-WLD