

APN# 1220-31-001-020

Recording Requested by/Mail to:

Name: Harley F. Bailey and Evelyn R. Bailey

Address: P.O. Box 6327

City/State/Zip: Gardnerville, NV 89460

Mail Tax Statements to:

Name: Harley F. Bailey and Evelyn R. Bailey

Address: P.O. Box 6327

City/State/Zip: Gardnerville, NV 89460



KAREN ELLISON, RECORDER

E03

Grant, Bargain and Sale Deed

Title of Document (required)

------(Only use if applicable)-----

The undersigned hereby affirms that the document submitted for recording
DOES contain personal information as required by law: (check applicable)

Affidavit of Death – NRS 440.380(1)(A) & NRS 40.525(5)

Judgment – NRS 17.150(4)

Military Discharge – NRS 419.020(2)

Signature

Joan E. Neuffer, Esq.

Printed Name

This document is being (re-)recorded to correct document # _____, and is correcting

APN: 1220-31-001-020

When Recorded Mail To:

Harley F. Bailey
Evelyn R. Bailey
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Gardnerville, NV 89460

Mail Tax Statements To:

Harley F. Bailey
Evelyn R. Bailey
P.O. Box 6237
Gardnerville, NV 89460

GRANT, BARGAIN AND SALE DEED


THIS INDENTURE WITNESSETH: That for good and valuable consideration, receipt of which is hereby acknowledged, Harley F. Bailey and Evelyn R. Bailey, husband and wife, as joint tenants with right of survivorship (Grantors), do hereby grant, bargain, sell, and convey to Harley F. Bailey and Evelyn R. Bailey, husband and wife, as community property with right of survivorship (Grantees), all their right, title and interest in that certain lot, piece or parcel of land situate in Douglas County, State of Nevada, more specifically described in **Exhibit A**, attached hereto and incorporated herein;

TOGETHER WITH all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof;

To have and hold the said rights, together with the appurtenances, unto Grantees and to the successors, heirs, and assigns of Grantees forever.

This Grant Bargain and Sale Deed is pursuant to and in furtherance of the finalization of a boundary line adjustment set forth in the Record of Survey map recorded concurrently herein, and pursuant to the Order entered by the court on February 27, 2020, in Case No. 19-CV-0053, incorporating the parties' final settlement agreement and preliminary map.

IN WITNESS WHEREOF, the said Grantors have signed and sealed these presents the day and year first above written.



HARLEY F. BAILEY
Grantor

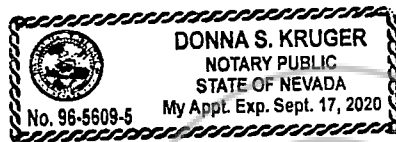


EVELYN R. BAILEY
Grantor

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

On May 29, 2020, 2020, before me personally appeared HARLEY F. BAILEY personally known to me, or proven to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person or entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.



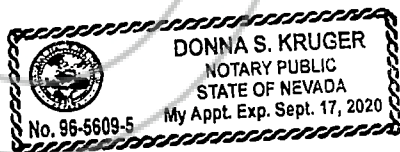


NOTARY PUBLIC

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

On May 29, 2020, before me personally appeared EVELYN R. BAILEY personally known to me, or proven to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person or entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.





NOTARY PUBLIC

**DESCRIPTION
ADJUSTED PARCEL 3
(ADJUSTED A.P.N. 1220-31-001-020)**

All that certain real property situate in Section 31, Township 12 North, Range 20 East, Mount Diablo Meridian, Douglas County, State of Nevada, described as follows;

A parcel of land located with-in a portion of the northeast one-quarter (NE1/4) of Section 31, Township 12 North, Range 20 East, Mount Diablo Meridian, more particularly described as follows:

BEGINNING at the east one-quarter (E1/4) corner of said Section 31, as shown on the Parcel Map LDA-17-021 for Merie Sue Wilson Trust, filed for record October 30, 2017 in the Office of the Douglas County Recorder, Nevada, as Document No. 906240, said point also being the southeast corner of Parcel 4 and lying on the westerly line of Westside Lane as shown on said parcel map;

Thence along the southerly line of Parcel 3 and Parcel 4 of said parcel map, North 89°56'56" West a distance of 1425.77 feet to the southwesterly corner of said Parcel 3;

Thence along the westerly line of said Parcel 3, North 00°04'01" West a distance of 948.42 feet to the northwesterly corner of said Parcel 3;

Thence along the northerly line of said Parcel 3, North 89°54'15" East a distance of 616.29 feet;

Thence leaving said northerly line, South 25°50'30" East a distance of 981.53 feet;

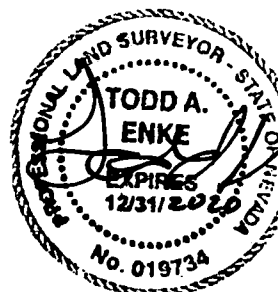
Thence South 89°56'56" East a distance of 382.81 feet to a point on the east line of said Parcel 4;

Thence South 00°03'00" West a distance of 67.00 feet to the **POINT OF BEGINNING** for this description, containing 19.00 acres of land, more or less.

The Basis of Bearings for this description is North 00°03'00" East, the east line of the northeast one-quarter (NE1/4) of Section 31, Township 12 North, Range 20 East, Mount Diablo Meridian as shown on the Record of Survey supporting a Boundary Line Adjustment for Ronald Ricci and Jack Martin, filed for record June 10, 1998 in the Office of the Douglas County Recorder, Nevada, as Document No. 441711.

Prepared by: RESOURCE CONCEPTS INC
Todd A. Enke, P.L.S. 19734
340 N. Minnesota Street
Carson City, NV 89703

EXHIBIT A



6/05/2020

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1220-31-001-020
 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: \$ N/A
 Deed in Lieu of Foreclosure Only (value of property) (_____
 Transfer Tax Value: \$ _____
 Real Property Transfer Tax Due: \$ _____

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section # 3
 b. Explain Reason for Exemption: This is a transfer of title recognizing the true status of ownership in real property.

5. Partial Interest: Percentage being transferred: 100.0% same owner

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 Harley F. Bailey Capacity _____ Grantor

Signature Evelyn R. Bailey Capacity _____ Grantor

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Harley F. Bailey and Evelyn R. Bailey
 Address: P.O. Box 6327
 City: Gardnerville
 State: Nevada Zip: 89460

Print Name: Harley F. Bailey and Evelyn R. Bailey
 Address: P.O. Box 6327
 City: Gardnerville
 State: Nevada Zip: 89423

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

Print Name: D'terra Law, LLC Escrow # _____
 Address: 1692 County Road, Suite C
 City: Minden State: Nevada Zip: 89423

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