

DOUGLAS COUNTY, NV
RPTT:\$1755.00 Rec:\$40.00
\$1,795.00 Pgs=4
TICOR TITLE - GARDNERVILLE
KAREN ELLISON, RECORDER

2020-948147

06/24/2020 01:23 PM

WHEN RECORDED MAIL TO:

Riley J. Welsh
1175 Centerville Lane
Gardnerville, NV 89460

MAIL TAX STATEMENTS TO:

Same as above

Escrow No. 2003407-RLT

The undersigned hereby affirms that this document submitted for recording does not contain the social security number of any person or persons.
(Pursuant to NRS 239b.030)

APN No.: 1220-08-802-017
R.P.T.T. \$1,755.00

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Kenneth R. Nelson and Sherrill K. Nelson, Husband and Wife, as Joint Tenants

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Riley J. Welsh and Madelyn E Welsh, Husband and Wife, as joint tenants

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

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Kenneth R. Nelson
Kenneth R. Nelson

Sherrill K. Nelson
Sherrill Kay Nelson
Sherrill K. Nelson

STATE OF NEVADA
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on , 6/23/2020
by Kenneth R. Nelson and Sherrill K. Nelson

NOTARY PUBLIC

This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow
No. 02003407.



RISHELLE L. THOMPSON
Notary Public - State of Nevada
Appointment Recorded in Douglas County
No: 99-54931-5 - Expires April 10, 2023

**EXHIBIT A
LEGAL DESCRIPTION**

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

PARCEL 1:

A portion of the Southeast 1/4 of the Southeast 1/4 of Section 8, Township 12 North, Range 20 East, M.D.B. & M., more particularly described as follows:

COMMENCING at the section corner common to Sections 8, 9, 16 and 17, in said Township and Range; thence North 37°03'40" West, a distance of 802.90 feet; thence North 89°06' West, 818.75 feet to a point in the Easterly line of the County Road; thence North 0°37'50" West along the County Road 120.90 feet to the TRUE POINT OF BEGINNING; thence from POINT OF BEGINNING and continuing along said County Road North 0°37'50" West, a distance of 100.00 feet; thence leaving said road South 89°06' East a distance of 435.6 feet; thence South 0°37'50" East, a distance of 100.00 feet; thence North 89°06' West, a distance of 435.6 feet to the TRUE POINT OF BEGINNING.

Excepting therefrom that portion Deeded to Phillip D. Mckinnon by Quitclaim Deed recorded January 26, 1976, in Book 176, Page 788, as Document No. 86916, further described as;

COMMENCING at the Section corner common to Sections 8, 9, 16, and 17, in said Township and Range; thence North 36°56'30" West, 803.27 feet; thence North 89°06'00" West, 424.35 feet; thence North 00°37'50" West, 120.90 feet to the POINT OF BEGINNING; thence continuing North 00°37'50" West, 100.00 feet; thence South 89°06'00" East 41.20 feet; thence South 00°37'50" East, 100.00 feet; thence North 89°06'00" West, 41.20 feet to the POINT OF BEGINNING.

PARCEL 2:

That parcel of land located in the Southeast Quarter of the Southeast Quarter of Section 8, Township 12 North, Range 20 East, M.D.B. & M., Douglas County, Nevada, described as follows:

COMMENCING at the Section corner common to Sections 8, 9, 16 and 17, in said Township and Range; thence North 36°56'30" West, 803.27 feet; thence North 89°06'00" West, 818.75 feet to a point in the Easterly right-of-way line of State Route 56 (Centerville Lane); thence North 00°37'50" West along said right-of-way line, 110.45 feet to the POINT OF BEGINNING; thence continuing North 00°37'50" West 10.45 feet; thence South 89°06'00" East, 394.40 feet; thence South 00°37'50" East, 10.45 feet; thence North 89°06'00" West, 394.40 feet to the POINT OF BEGINNING.

The above described parcel of land is subject to a non-exclusive access easement reserved for road purposes over and across the South 10 feet thereof.

APN: 1220-08-802-017

Note: Document No. 209124 is provided pursuant to the requirements of Section 6.NRS 111.312.

COPY

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a. 1220-08-802-017
 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. a. Total Value/Sales Price of Property: \$ 450,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) \$ _____
 c. Transfer Tax Value \$ 450,000.00
 d. Real Property Transfer Tax Due: \$ 1,755.00

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

5. Partial Interest: Percentage being transferred: _____ %

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 Kenneth R. Nelson Capacity _____
 Signature Sherrill K. Nelson Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Kenneth R. Nelson Sherrill K. Nelson
 Address: P.O. Box 283
 City: Minden
 State: Nevada Zip: 89423

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Riley J. Welsh Madelyn E. Welsh
 Address: 1175 Centerville Ln
 City: Reno Gardnerville
 State: NV Zip: 89519 89420

COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)
 Print Name: Tigor Title of Nevada, Inc. Escrow No.: 02003407-020-RLT
 Address: 1483 US Highway 395 N, Suite B
 City, State, Zip: Gardnerville, NV 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED