

DOUGLAS COUNTY, NV
RPTT:\$1930.50 Rec:\$40.00
\$1,970.50 Pgs=3
ETRCO
KAREN ELLISON, RECORDER

2020-950122

07/31/2020 01:42 PM

APN# : 1220-24-810-008
RPTT: \$1,930.50

Recording Requested By:
Western Title Company
Escrow No.: 116033-KDJ
When Recorded Mail To:

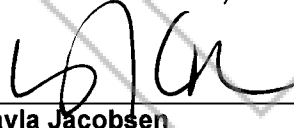
Justin J. Krische
600 Mustang Lane
Gardnerville NV 89410

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



Kayla Jacobsen

Escrow Officer

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,

Keith A. Keller and Deborah Anne Keller, husband and wife as joint tenants

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

Justin J. Krische, a married man as his sole and separate property

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:

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

Being a portion of the Southeast Quarter of the Southeast Quarter of Section 24, Township 12 North, Range 20 East, M.D.B. & M., described as follows:

COMMENCING at the centerline intersection of Palomino Lane and Mustang Lane, as shown on the Map of Ruhestroth Ranchos, filed in the Office of the County Recorder of Douglas County, Nevada; thence West, along the center line of Palomino Lane 330.81 feet; thence South along the Easterly line of Lots 32 and 33 as shown on said map and the extension thereof a distance of 1,160.40 feet to the most Southerly corner of Parcel conveyed to Evelyn N. Lipe by Deed recorded October 3, 1966 in Book 44 of Official Records, Page 724, Douglas County, Nevada; thence South 66°23'52" East along the Southwesterly line of said Lipe Parcel and extension thereof a distance of 464.35 feet to a point on the Westerly line of a roadway known as Morgan Circle, the TRUE POINT OF BEGINNING; thence along the Westerly line of said roadway the following courses and distances; along a curve 70 feet to the left, the tangent of which bears North 30°00' East, having a radius of 149 feet through a central angle of 27°57'47" for an arc distance of 72.72 feet to a point of reverse curvature, thence along curve to the right having a radius of 225 feet through a central angle of 31°29'24" an arc distance of 123.66 feet to a point of reverse curvature; thence along a curve to the left having a radius of 25 feet through a central angle of 95°11'37" for an arc distance of 41.54 feet to a point on the Southwesterly line of a roadway known as Mustang Lane; thence, along the Southwesterly line of said roadway, the two following courses and distances, North 61°40" West a distance of 104.97 feet and along a curve to the right, the tangent of which bears the last described course, having a radius of 300 feet through a central angle of 7°10' for an arc distance of 37.52 feet; thence leaving said roadway, South 35°30' West, a distance of 241.34 feet; thence South 66°23'52" East a distance of 235.92 feet to the TRUE POINT OF BEGINNING.

NOTE: The above metes and bounds description appeared previously in that certain Deed recorded in the office of the County Recorder of Douglas County, Nevada on June 7, 1996, in Book 696, Page 1050 as Document No. 389545 of Official Records.

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

Dated: 07/21/2020

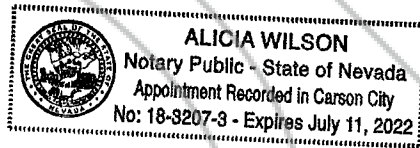
Keith A. Keller 7/21/2020
Keith A. Keller Date

Deborah Anne Keller 7/21/2020
Deborah Anne Keller Date

STATE OF Nevada }
COUNTY OF Carson City } ss
This instrument was acknowledged before me on
July 21, 2020

By Keith A. Keller and Deborah Anne Keller.

Alicia Wilson
Notary Public



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)
a) 1220-24-810-008

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: \$495,000.00
 Deed in Lieu of Foreclosure Only (value of property) (
 Transfer Tax Value: \$495,000.00
 Real Property Transfer Tax Due: \$1,930.50

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 [Signature] Capacity Escrow
 Signature _____ Capacity _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**
 Print Name: Keith A. Keller and Deborah Anne Keller
 Address: 142 San Joaquin Dr
 City: Dayton
 State: NV Zip: 89403

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**
 Print Name: Justin J. Krische
 Address: 600 Mustang Lane
 City: Gardnerville
 State: NV Zip: 89410

COMPANY/PERSON REQUESTING RECORDING
 (required if not the seller or buyer)
 Print Name: eTRCo, LLC. On behalf of Western Title Company
 Address: Carson Office
 2310 S. Carson St, Suite 5A
 City/State/Zip: Carson City, NV 89701

Esc. #: 116033-KDJ