

DOUGLAS COUNTY, NV
RPTT:\$643.50 Rec:\$40.00
\$683.50 Pgs=3
SIGNATURE TITLE - ZEPHYR COVE
KAREN ELLISON, RECORDER

2020-950572

08/10/2020 02:57 PM

APN: **1022-10-002-042**

RECORDING REQUESTED BY:
SIGNATURE TITLE COMPANY LLC
1664 US HWY 395 NORTH, SUITE 105
MINDEN, NV 89423

**MAIL RECORDABLE DOCS AND
Tax Statements to:**
Catherine Virginia Consolo
3960 Topaz Ranch Dr
Wellington, NV 89444

ESCROW NO: 44000056-NF4

RPTT \$ 643.50

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Patrick M. Armitage, an unmarried man**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant,
Bargain, Sell, and Convey to:

Catherina Virginia Consolo, an unmarried woman

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

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

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

Patrick M. Armitage
Patrick M. Armitage

STATE OF NEVADA
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on 07/29/2020

by PATRICK M. ARMITAGE

Natalie Frey (seal)
Notary Public

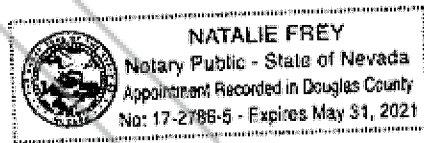


EXHIBIT A
Legal Description

A parcel of land located within the Southeast quarter of Section 10, Township 10 North, Range 22 East, M.D.B.&M.,

Being a portion of Lots 107 & 108 of Topaz Ranch Estates Unit No. 2, filed on February 20, 1967 as Document No. 35464, in the office of the County Recorder of Douglas County, Nevada and more particularly described as follows:

Commencing at the East quarter corner of said Section 10; thence South 70°58'32" West a distance of 1,624.50 feet to a point on the Western property boundary of Lot 108 of Topaz Ranch Estates Unit No. 2, said point being the true point of beginning;

Thence North 76°34'35" East a distance of 118.90 feet;

Thence North 77°01'57" East a distance of 85.13 feet;

Thence South 67°09'22" East a distance of 150.63 feet;

Thence South 48°11'48" East a distance of 122.99 feet to a point on the Northwest right-of-way line of Topaz Ranch Drive;

Thence along the Northwest right-of-way line of Topaz Ranch Drive around a curve to the left with a radial bearing of South 40°25'39" East, through a central angle of 16°50'41" with an arc distance of 305.76 feet, a radius of 1,040.00 feet and a chord bearing of South 41°09'01" West with a distance of 304.66 feet;

Thence around a curve to the right with a radial bearing of North 57°15'09" West, through a central angle of 87°18'39" with an arc distance of 30.48 feet, a radius of 20.00 feet and a chord bearing of South 76°24'10" West a distance of 27.61 feet to a point on the Northeast right-of-way line of Mica Court;

Thence along the Northeast right-of-way line of Mica Court, North 60°25'54" West a distance of 298.64 feet to the Southeast corner of Lot 109 of Topaz Ranch Estates Unit No. 2;

Thence between Lots 108 & 109 of Topaz Ranch Estates Unit No. 2, North 17°01'28" East a distance of 194.87 feet to the true point of beginning.

NOTE: The above metes and bounds legal description appeared previously in that certain document recorded April 17, 1995 in Book 0495, Page 2181, as Instrument No. 360163.

APN: 1022-10-002-042

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a. 1022-10-002-042
 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: \$ 165,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) \$ _____
 c. Transfer Tax Value \$ 165,000.00
 d. Real Property Transfer Tax Due: \$ 643.50

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 E-officer
 Signature _____ Capacity _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**
 Print Name: Patrick M. Armitage
 Address: 1699 Sea Way Box 593
 City: Bodega Bay
 State: CA Zip: 94923

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**
 Print Name: Catherina Virginia Consolo
 Address: 3960 Topaz Ranch Dr
 City: Wellington
 State: NV Zip: 89444

COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)
 Print Name: Signature Title Company LLC Escrow No.: 44000056-440-NF4
 Address: 1664 US Hwy 395 North, Suite 105
 City, State, Zip: Minden, NV 89423

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED