

A.P.N.: 102214001028
File No:
R.P.T.T.: \$0 #5



KAREN ELLISON, RECORDER E05

When Recorded Mail To: Mail Tax Statements To:
Marilyn W. Wanamaker
4203 Kyle Dr
Wellington, NV 89444

GRANT, BARGAIN and SALE DEED

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

Marilyn W. Wanamaker, a widow

do(es) hereby *GRANT, BARGAIN and SELL* to

Marilyn W. Wanamaker, an unmarried woman and Eric W. Wanamaker, a single man, as joint tenants with right of survivorship

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

PARCEL 1:

A PARCEL OF LAND SITUATED AND LYING WHOLLY WITHIN THE NORTH HALF OF SECTION 14, TOWNSHIP 10 NORTH, RANGE 22 EAST, M.D.B. & M. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SECTION CORNER COMMON TO SECTIONS 11, 12, 13 AND 14 IN TOWNSHIP 10 NORTH, RANGE 22 EAST M.D.B.M.; THENCE SOUTH 06°35'24" WEST A DISTANCE OF 101.97 FEET TO A POINT; THENCE SOUTH 00°17' WEST A DISTANCE OF 1232.87 FEET TO A POINT; THENCE NORTH 64°40'43" WEST A DISTANCE OF 556.50 FEET TO A POINT; THENCE NORTH 42°43'34" WEST A DISTANCE OF 151.34 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 54°30'00" WEST A DISTANCE OF 596.15 FEET TO A POINT; THENCE NORTH 35°30'00" WEST A DISTANCE OF 906.32 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 500.00 FEET HAVING A CENTRAL ANGLE OF 15°25'47" AN ARC DISTANCE OF 154.65 FEET TO A POINT; THENCE NORTH 76°34'00" EAST A DISTANCE OF 450.00 FEET TO A POINT; THENCE SOUTH 46°11'36" EAST A DISTANCE OF 887.13 FEET TO THE POINT OF BEGINNING. SAID LAND MORE FULLY SHOWN AS PARCEL NO. 4 SET FORTH ON THAT CERTAIN RECORD OF SURVEY FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON OCTOBER 10, 1969, AS FILE NO. 45991, OFFICIAL RECORDS.

RESERVING THEREFROM A NON EXCLUSIVE EASEMENT FOR ROAD AND UTILITY

PURPOSES OVER, UNDER AND ACROSS THE NORTHERLY AND WESTERLY 30 FEET OF SAID LAND.

PARCEL 2:

TOGETHER WITH A NON EXCLUSIVE EASEMENT FOR ROAD AND UTILITY PURPOSES OVER, ON, AND ACROSS KYLE DRIVE AND BOSLER WAY (60 FOOT EASEMENT) AS SHOWN ON THAT CERTAIN RECORD OF SURVEY FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY NEVADA ON OCTOBER 10, 1969 AS FILE NO. 45991, OFFICIAL RECORDS.

THE ABOVE METES AND BOUND DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED MAY 22, 2000 IN BOOK 0500 PAGE 4817 AS INSTRUMENT NO. 0492473

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

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

Dated 8/27/2020

Marilyn Wanamaker
Marilyn Wanamaker

STATE OF **NEVADA**)
) : **SS.**
COUNTY OF **DOUGLAS**)

This instrument was acknowledged before me on August 27, 2020 by **Marilyn W. Wanamaker.**

K. Shinkevich
Notary Public
(My commission expires: 5/30/2022)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated 8/27/2020.



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 102214001028
- 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	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3. a) Total Value/Sales Price of Property: \$0.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$0.00
- d) Real Property Transfer Tax Due \$0.00

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: #5
- b. Explain reason for exemption: Adding Son to title for no consideration

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: Marilyn W. Wanamaker Capacity: GRANTOR
 Signature: _____ Capacity: _____

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

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

Print Name: Marilyn W. Wanamaker
 Address: 4203 Kyle Dr
 City: Wellington
 State: NV Zip: 89444

Print Name: Marilyn W. Wanamaker
and Eric W. Wanamaker
 Address: 4203 Kyle Dr
 City: Wellington
 State: NV Zip: 89444

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

Print Name: _____ File Number: /
 Address _____
 City: _____ State: _____ Zip: _____

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