

DOUGLAS COUNTY, NV **2020-952949**
RPTT:\$3471.00 Rec:\$40.00
\$3,511.00 Pgs=3 **09/18/2020 12:00 PM**
TICOR TITLE - GARDNERVILLE
KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO:
James S. Watson VI
Sheryl Lynn Watson
PO BOX 372
Incline Village, NV 89451
Genoa, NV 89411

MAIL TAX STATEMENTS TO:
Same as above
PO BOX 372
Genoa, NV 89411

Escrow No. 2006123-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.: 1419-35-110-006
R.P.T.T. \$3,471.00

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

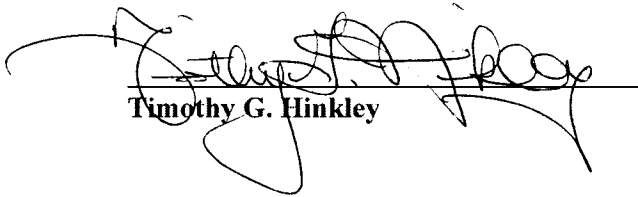
THIS INDENTURE WITNESSETH: That Timothy G. Hinkley and Patricia M. Hinkley, husband and wife
as joint tenants

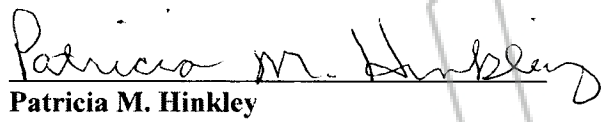
FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant,
Bargain, Sell and Convey to James S. Watson VI and Sheryl Lynn Watson, husband and wife as joint
tenants

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.

Signature and notary acknowledgement on page two.


Timothy G. Hinkley


Patricia M. Hinkley

STATE OF NEVADA
COUNTY OF DOUGLAS

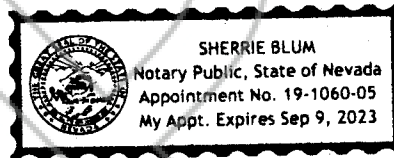
} ss:

This instrument was acknowledged before me on ,
by Timothy G. Hinkley and Patricia M. Hinkley

September 17, 2020


NOTARY PUBLIC

This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow
No. 02006123.



Escrow No. 2006123-RLT

**EXHIBIT A
LEGAL DESCRIPTION**

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

PARCEL 1:

Lot 25, Block D, as set forth on the Final Subdivision Map, a Planned Unit Development, PD 05-001 for MONTANA PHASE 2A AND 2B, filed in the office of the Douglas County Recorder, State of Nevada, on December 12, 2006, in Book 1206, at Page 3576, as Document No. 690467, Official Records.

PARCEL 2:

Together with the following easements for Access:

An easement for non-exclusive access purposes with the Easement Area, created in that certain document entitled "Master Grant Deed" executed by Ronald L. Simek, et al, recorded December 31, 1996, in Book 1296, Page 4911, as Document No. 403934, Official Records and by document entitled "Abandonment of a Portion of Private Access Easement", recorded February 3, 2004, in Book 204, Page 897, as Document No. 603678, Official Records.

A non-exclusive 50 foot wide access easement, created in that certain document entitled "Easement Amendment Deed", executed by Little Mondeaux Limousin Corporation, recorded February 25, 1998, in Book 298, Page 4658, as Document No. 433367, Official Records.

An easement for pedestrian and vehicular ingress and egress to and from that certain real property; and the installation, construction, repair, maintenance, and replacement of roadway improvements within the Easement Area, such as, without limitation, asphalt paving, cattle guard, and so forth, created in that certain Document entitled "Grant of Relocatable Private Access Easement (#OS6)", executed by Ronald L. Simek, recorded February 3, 2004, in Book 204, Page 862, as Document No. 603676, Official Records.

A 50 foot wide access, irrigation, and utility easement, over and across those certain lands described in document recorded February 3, 2004, in Book 204, Page 954, as Document No. 603680, Official Records.

A 60 foot private access, private irrigation, and public utility easement, as set forth on the Final Subdivision Map entitled CANYON CREEK MEADOWS PHASE 1, according to the plat thereof, filed on February 11, 2004, in Book 204, Page 4470, as Document No. 604356, Official Records.

APN: 1419-35-110-006

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a. 1419-35-110-006
 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: \$ 890,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) \$ _____
 c. Transfer Tax Value \$ 890,000.00
 d. Real Property Transfer Tax Due: \$ 3,471.00

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 Timothy G. Hinkley Capacity GRANTOR
 Signature Patricia M. Hinkley Capacity Grantor

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Timothy G. Hinkley and Patricia M. Hinkley
 Address: PO Box 634
 City: Genoa
 State: NV Zip: 89411

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: James S. Watson VI and Sheryl Lynn Watson
 Address: PO BOX 372
 City: Genoa,
 State: NV Zip: 89411

COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)
 Print Name: Tigor Title of Nevada, Inc. Escrow No.: 02006123-020-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