

DOUGLAS COUNTY, NV  
RPTT:\$916.50 Rec:\$40.00  
\$956.50 Pgs=3 2020-955141  
10/23/2020 02:30 PM  
FIRST AMERICAN TITLE MINDEN  
KAREN ELLISON, RECORDER

A.P.N.: 1420-35-201-036  
File No: 143-2604310 (mk)  
R.P.T.T.: \$916.50

When Recorded Mail To: Mail Tax Statements To:  
Peter C Gustafson and Heidi M Riedle  
PO BOX 2695  
Clovis, NV 93613

***GRANT, BARGAIN and SALE DEED***

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

Kenneth Michael Oberson, and Sharon Louise Foerschler a married couple, as tenants in common

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

Peter C Gustafson and Heidi M Riedle, husband and wife as community property with right of survivorship

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

**A PARCEL BEING LOCATED WITHIN A PORTION OF SECTION 35, TOWNSHIP 14 NORTH, RANGE 20 EAST, MOUNT DIABLO BASELINE AND MERIDIAN, DOUGLAS COUNTY, NEVADA; BEING FURTHER DESCRIBED AS FOLLOWS:**

**COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 35, THENCE SOUTH 00° 00' 42" EAST, 1,131.69 FEET ON THE CENTERLINE OF ESAW STREET; THENCE NORTH 89° 56' 36" WEST, 25.00 FEET TO THE WESTERLY RIGHT-OF-WAY OF ESAW STREET, TO A POINT AT THE NORTHEAST CORNER OF SAID PARCEL, BEING THE TRUE POINT OF BEGINNING:**

**THENCE ON THE WESTERLY RIGHT-OF-WAY OF ESAW STREET SOUTH 00° 00' 42" EAST, 163.45 FEET;**

**THENCE ON THE NORTHERLY RIGHT-OF-WAY OF DOWNS STREET SOUTH 89° 58' 36" WEST, 247.02 FEET;**

**THENCE LEAVING SAID RIGHT-OF-WAY ON A TANGENT 20.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 90° 00' 03", AN ARC LENGTH OF 31.42 FEET;**

**THENCE NORTH 00° 01' 21" WEST, 143.45 FEET;**

**THENCE NORTH 89° 58' 36" EAST, 267.05 FEET TO THE RIGHT-OF-WAY OF ESAW STREET TO THE TRUE POINT OF BEGINNING;**

**NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED AUGUST 23, 2017, AS INSTRUMENT NO. 2017-903055.**

*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.

Kenneth Michael Oberson  
Kenneth Michael Oberson  
Sharon Louise Foerschler  
Sharon Louise Foerschler

STATE OF **NEVADA** )  
 )  
 ) **ss.**  
COUNTY OF **DOUGLAS** )

This instrument was acknowledged before me on October 22, 2020 by  
**Kenneth Michael Oberson and Sharon Louise Foerschler.**

Rhonda J. Teris  
Notary Public  
(My commission expires: 9-25-22 )

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow  
No. 143-2604310.



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a) 1420-35-201-036  
 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 \_\_\_\_\_

|                                   |             |
|-----------------------------------|-------------|
| <b>FOR RECORDERS OPTIONAL USE</b> |             |
| Book _____                        | Page: _____ |
| Date of Recording: _____          |             |
| Notes: _____                      |             |

3. a) Total Value/Sales Price of Property: \$235,000.00  
 b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )  
 c) Transfer Tax Value: \$235,000.00  
 d) Real Property Transfer Tax Due \$916.50

4. **If Exemption Claimed:**  
 a. Transfer Tax Exemption, per 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: *[Signature]*  
 Signature: \_\_\_\_\_

Capacity: *agent*  
 Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION (REQUIRED)**  
 Kenneth Michael Oberson and  
 Print Name: Sharon Louise Foerschler  
 Address: PO BOX 11298  
 City: Zephyr Cove  
 State: NV Zip: 89448

**BUYER (GRANTEE) INFORMATION (REQUIRED)**  
 Peter C Gustafson and  
 Print Name: Heidi M Riedle  
 Address: PO BOX 2695  
 City: Clovis  
 State: NV Zip: 93613

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 First American Title Insurance  
 Print Name: Company File Number: 143-2604310 mk/ mk  
 Address 1663 US Highway 395, Suite 101  
 City: Minden State: NV Zip: 89423