

DOUGLAS COUNTY, NV **2020-955492**
RPTT:\$12090.00 Rec:\$40.00
\$12,130.00 Pgs=2 **10/29/2020 03:10 PM**
FIRST CENTENNIAL - RENO (MAIN OFFICE)
KAREN ELLISON, RECORDER

APN: 1318-26-515-016
R.P.T.T.: \$12,090.00
Escrow No.: 20009167-DR
When Recorded Return To:
Brad S. Andres and Kathleen T. Andres
1903 S. 44th Ave.
Yakima, WA 98903

Mail Tax Statements to:
Brad S. Andres and Kathleen T. Andres
1903 S. 44th Ave.
Yakima, WA 98903

SPACE ABOVE FOR RECORDER'S USE

GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Charles Manchester and Charlena Manchester, husband and wife as joint tenants

do(es) hereby Grant, Bargain, Sell and Convey to

Brad S. Andres and Kathleen T. Andres, husband and wife, as joint tenants with right of survivorship

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

All that portion of Lot 21, in Block C, of Granite Springs Subdivision #2, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, on July 8th, 1980, as Document No. 46019.

Beginning at the Southwest corner of said Lot 21, thence North 05°27'32" West 172.00 feet; thence South 70°19'20" East 252.48 feet; thence South 19°40'40" West 137.70 feet to a point on the right-of-way of Desni Court; thence along the right-of-way along a curve concave to the Southeast with a radius of 50 feet, a central angle of 62°41'35", and an arc length of 54.71, the chord of said curve bears South 78°19'51" West 52.02 feet; thence North 66°29'10" West 135.29 feet to the Point of Beginning.

Reference is hereby made to that Record of Survey to support a Lot Line Adjustment filed for record in the office of the Douglas County Recorder on September 16, 1992, in Book 991, Page 2460, as Document No. 288318, Official Records.

In compliance with Nevada Revised Statute 111.312, the herein above legal description was taken from Instrument recorded April 30, 2002 in Book 0402, Page 9985, as Document No. 541082, Official Records of Douglas County, Nevada.

Assessors Parcel No.: 1318-26-515-016

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

Dated this 27th day of October, 2020.

[Signature]

Charles Manchester

[Signature]

Charlena Manchester

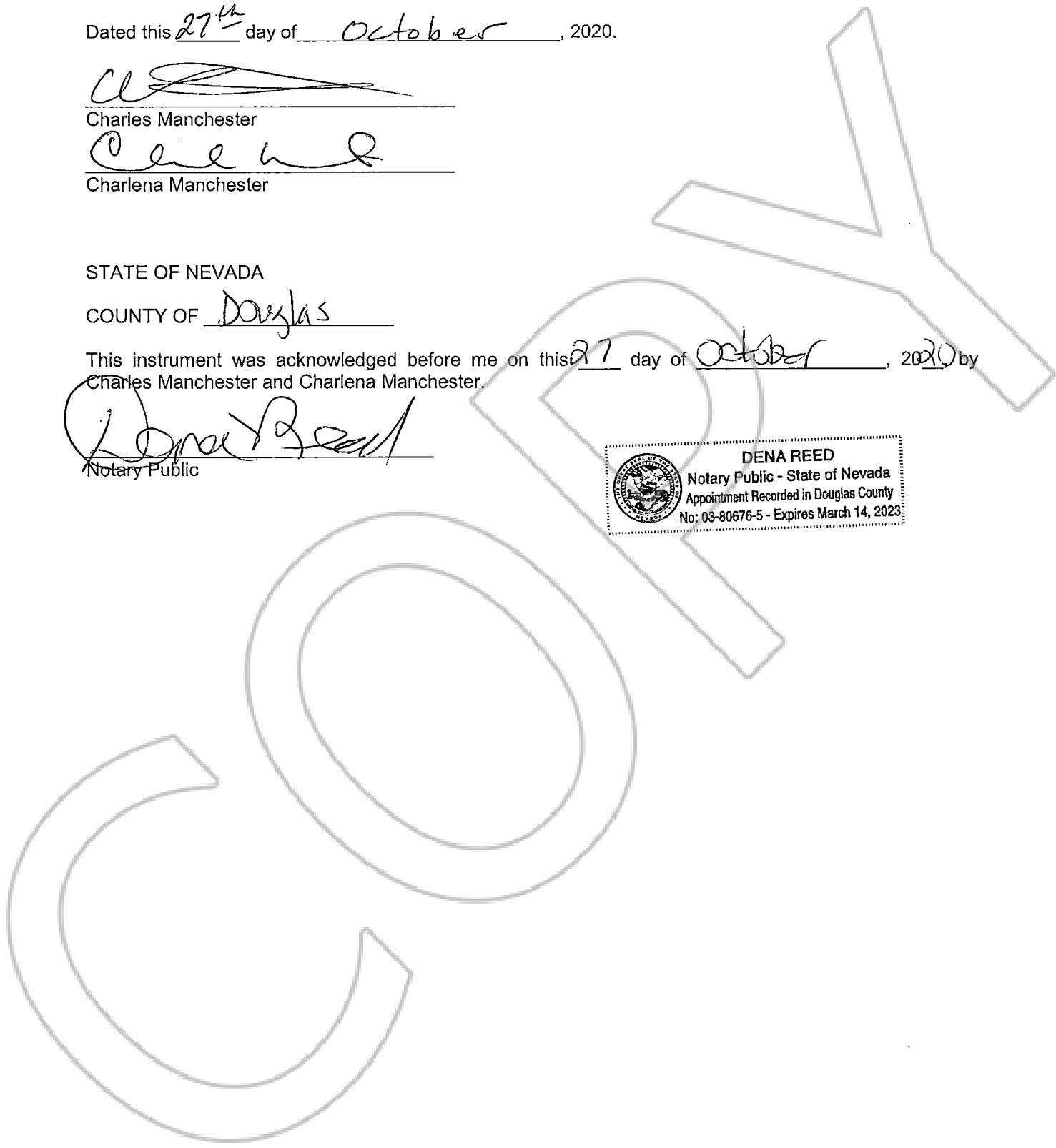
STATE OF NEVADA

COUNTY OF Douglas

This instrument was acknowledged before me on this 27 day of October, 2020 by Charles Manchester and Charlena Manchester.

[Signature]
Notary Public

DENA REED
Notary Public - State of Nevada
Appointment Recorded in Douglas County
No: 03-80676-5 - Expires March 14, 2023



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1318-26-515-016
 b) _____
 c) _____
 d) _____

2. Type of Property:
 a) Vacant Land b) Sgl. Fam. Residence
 c) Condo/Twnhse d) 2-4 Plex
 e) Apt. Bldg. f) Comm'l/Ind'l
 g) Agricultural h) Mobile Home
 Other: _____

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument No.:	_____
Book _____	Page _____
Date of Recording:	_____
Notes:	_____

3. a. Total Value/Sale Price of Property: \$3,100,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)
 c. Transfer Tax Value: \$3,100,000.00
 d. Real Property Transfer Tax Due: \$12,090.00

4. **IF EXEMPTION CLAIMED:**
 a. Transfer Tax Exemption, per NRS 375.090, Section: _____
 b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage Being Transferred: 100.00%

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 the 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: *Charles Manchester* Capacity: _____ Grantor
 Signature _____ Capacity: _____ Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: <u>Charles Manchester and Charlena Manchester</u>	Print Name: <u>Brad S. Andres and Kathleen T. Andres</u>
Address: <u>P.O. Box 3655</u>	Address: <u>1903 S. 44th Ave.</u>
City: <u>Stateline</u>	City: <u>Yakima</u>
State: <u>NV</u> Zip: <u>89449</u>	State: <u>Washington</u> Zip: <u>98903</u>

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

Print Name: First Centennial Title Company of Nevada Esc. #: 20009167-DR
 Address: 896 W Nye Ln, Ste 104
 City: Carson City State: NV Zip: 89703