

DOUGLAS COUNTY, NV **2020-958298**
RPTT:\$1482.00 Rec:\$40.00
\$1,522.00 Pgs=3 12/16/2020 12:32 PM
FIRST AMERICAN TITLE MINDEN
KAREN ELLISON, RECORDER

A.P.N.: 1220-15-510-014
File No: 143-2606251 (et)
R.P.T.T.: \$1,482.00

When Recorded Mail To: Mail Tax Statements To:
Rachelle Coleen Glasgow and Christopher Wayne Glasgow
PO BOX 6662
Gardnerville, NV 89460

GRANT, BARGAIN and SALE DEED

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

Eric W. Schlegel , an unmarried man

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

Rachelle Coleen Glasgow and Christopher Wayne Glasgow, wife and husband as joint tenants with right of survivorship

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

LOT 16, AS SHOWN ON THE PLAT OF GARDNERVILLE RANCHOS, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON NOVEMBER 30, 1964, IN BOOK 1 OF MAPS, FILING NO. 26665.

EXCEPTING THEREFROM ALL THAT CERTAIN PIECE OR PORTION OR PARCEL OF LAND SITUATE IN SECTION 15, TOWNSHIP 12 NORTH, RANGE 20 EAST, M.D.B. & M., DOUGLAS COUNTY, NEVADA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING AT THE NORTHEASTERLY CORNER COMMON TO LOTS 16 AND 17, MARKED BY A 2" IRON PIPE, AS SHOWN ON THE AFORESAID SUBDIVISION MAP, WHICH POINT IS THE TRUE POINT OF BEGINNING;
THENCE NORTH 36° 07' 01" WEST ALONG THE NORTHEASTERLY LINE OF LOT 16, 26.92 FEET;
THENCE LEAVING SAID NORTHEASTERLY LINE SOUTH 51° 13' 19" WEST, 89.97 FEET;
THENCE SOUTH 05° 49' 10" EAST 32.05 FEET TO A POINT ON THE PROPERTY LINE COMMON TO SAID LOTS 16 AND 17;
THENCE NORTH 51° 13' 19" EAST, ALONG SAID LINE 106.16 FEET TO THE TRUE POINT OF BEGINNING.**

REFERENCE IS MADE TO RECORD OF SURVEY MAP RECORDED MARCH 6, 1987, IN BOOK 387, PAGE 638, DOCUMENT NO. 151088.

NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN

**THAT CERTAIN DOCUMENT RECORDED MAY 12, 2004, IN BOOK 0504, PAGE 05274,
AS INSTRUMENT NO. 0612924.**

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.

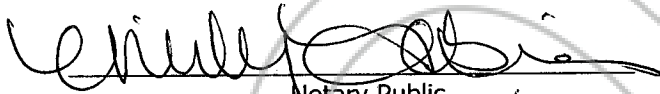
DRAFT

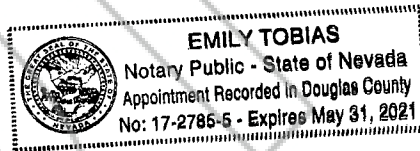


Eric W. Schlegel

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

This instrument was acknowledged before me on 12.3.2020 by **Eric W. Schlegel.**


Notary Public
(My commission expires: 5/31/21)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. 143-2606251.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 1220-15-510-014
 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: \$380,000.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$380,000.00
 d) Real Property Transfer Tax Due \$1,482.00

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 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]
 Signature: _____

Capacity: Agent
 Capacity: _____

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

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

Print Name: Eric W. Schlegel
 Address: 3217 Bruce Rd
 City: Poteet
 State: TX Zip: 78065

Print Name: Glasgow
 Address: PO BOX 6662
 City: Gardnerville
 State: NV Zip: 89460

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

First American Title Insurance
 Print Name: Company
 Address 1663 US Highway 395, Suite 101
 City: Minden

File Number: 143-2606251 et/ et
 State: NV Zip: 89423

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