

DOUGLAS COUNTY, NV

**2020-958369**

RPTT:\$134.55 Rec:\$40.00

\$174.55 Pgs=7

12/17/2020 01:30 PM

ETRCO

KAREN ELLISON, RECORDER

APN#: 1022-15-001-124

RPTT: ~~\$15.60~~ 134.55

**Recording Requested By:**

Western Title Company

Escrow No.: 121241-WLD

When Recorded Mail To:

Vacant Land Now, LLC, a  
Pennsylvania limited liability  
company

2062 Dantry Dr

Canonsburg, PA 15317

Mail Tax Statements to: (deeds only)

Same as Above

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons.

(Per NRS 239B.030)

Signature

  
Wendy Dunbar

Escrow Officer

THIS DOCUMENT IS EXECUTED IN COUNTERPART

**Grant, Bargain, and Sale Deed**

This page added to provide additional information required by NRS 111.312  
(additional recording fee applies)

## GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That

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

Geri L De Moss, a widow and Jeanne Logan, a widow as joint tenants

do(es) hereby GRANT(s) BARGAIN SELL and CONVEY to

Vacant Land Now, LLC, a Pennsylvania limited liability company

and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Wellington, County of Douglas State of Nevada bounded and described as follows:

See attached Exhibit A

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

Dated: 12/06/2020

Geril De Moss  
Geril De Moss

\_\_\_\_\_  
Jeanne Logan

STATE OF \_\_\_\_\_

} ss

COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on  
December \_\_\_\_\_, 2020 By Jeanne Logan.

\_\_\_\_\_  
Notary Public

STATE OF \_\_\_\_\_

} ss *see attached*

COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on  
December \_\_\_\_\_, 2020 By Geri L De Moss.

\_\_\_\_\_  
Notary Public

# All-purpose Acknowledgment California

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

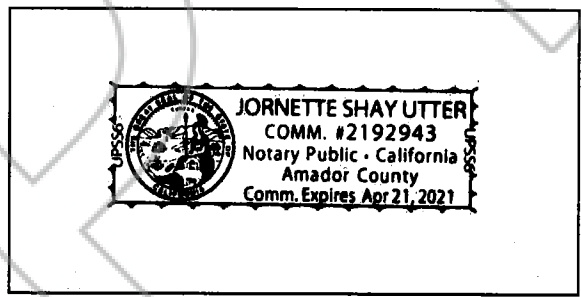
State of California

County of Calaveras

On 12/08/2020 before me Jornette Shay Utter, Notary Public (here insert name and title of the officer),

personally appeared Geri L. De Moss

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



Notary Seal

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Jornette Shay Utter

**For Bank Purposes Only**

Description of Attached Document

Type or Title of Document Grant, Bargain and Sale Deed

Document Date 12/08/2020 Number of Pages 4

Signer(s) Other Than Named Above

Account Number (if applicable) N/A



F001-000DSG5350CA-01

**EXHIBIT "A"**

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

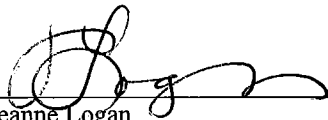
**The following described parcel of land, lying entirely within Parcel A, as shown on the Official Plat of Topaz Ranch Estates, Unit No. 4, as filed for record in the office of the County Recorder, Douglas County, Nevada, more particularly described as follows:**

**Beginning at the Northeasterly corner of Lot 27, Block H, and proceeding thence along the Easterly line of Lots 25, 26 and 27 of said Block H, South  $12^{\circ}23'37''$  East 391.89 feet; thence North  $72^{\circ}34'51''$  East 62.82 feet to a point on a curve; thence along said curve to the right, whose back tangent bears North  $17^{\circ}25'09''$  West, having a central angle of  $134^{\circ}24'55''$ , a radius of 50.00 feet and along an arc length of 117.30 feet; thence North  $12^{\circ}23'37''$  West 343.37 feet to a point on the South line of Lot 30, Block H, thence South  $77^{\circ}36'23''$  West 144.12 feet along said line to the true point of beginning.**


**NOTE: The above metes and bounds description appeared previously in that certain Deed recorded in the office of the County Recorder of Douglas County, Nevada on January 19, 1981, in Book 181, Page 1036 as Document No. 52686 of Official Records.**

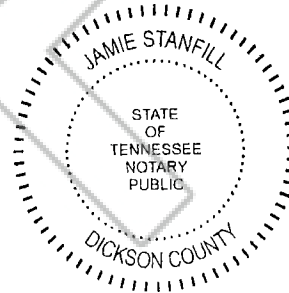
**Assessor's Parcel Number(s):  
1022-15-001-124**

\_\_\_\_\_  
Geri L De Moss

  
\_\_\_\_\_  
Jeanne Logan

STATE OF Tennessee } ss  
COUNTY OF Dickson  
This instrument was acknowledged before me on  
December 10, 2020 By Jeanne Logan.

  
\_\_\_\_\_  
Notary Public



STATE OF \_\_\_\_\_ } ss  
COUNTY OF \_\_\_\_\_  
This instrument was acknowledged before me on  
December \_\_\_\_\_, 2020 By Geri L De Moss.

\_\_\_\_\_  
Notary Public

**EXHIBIT "A"**

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

**The following described parcel of land, lying entirely within Parcel A, as shown on the Official Plat of Topaz Ranch Estates, Unit No. 4, as filed for record in the office of the County Recorder, Douglas County, Nevada, more particularly described as follows:**

**Beginning at the Northeasterly corner of Lot 27, Block H, and proceeding thence along the Easterly line of Lots 25, 26 and 27 of said Block H, South 12°23'37" East 391.89 feet; thence North 72°34'51" East 62.82 feet to a point on a curve; thence along said curve to the right, whose back tangent bears North 17°25'09" West, having a central angle of 134°24'55", a radius of 50.00 feet and along an arc length of 117.30 feet; thence North 12°23'37" West 343.37 feet to a point on the South line of Lot 30, Block H, thence South 77°36'23" West 144.12 feet along said line to the true point of beginning.**

**NOTE: The above metes and bounds description appeared previously in that certain Deed recorded in the office of the County Recorder of Douglas County, Nevada on January 19, 1981, in Book 181, Page 1036 as Document No. 52686 of Official Records.**

**Assessor's Parcel Number(s):  
1022-15-001-124**

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)  
a) 1022-15-001-124

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**  
 NOTES: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

3. Total Value/Sales Price of Property: \$4,000.00  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
 Transfer Tax Value: \$4,000.00 - 134,500 - (assessor value)  
 Real Property Transfer Tax Due: \$15.60 134.55

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 %

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 Geri L De Moss Capacity Grantor  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

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

Print Name: Geri L De Moss and Jeanne Logan  
 Address: 1296 Wimbledon Drive  
 City: San Andreas  
 State: CA Zip: 95249

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

Print Name: Vacant Land Now, LLC, a Pennsylvania limited liability company  
 Address: 2062 Dantry Dr  
 City: Canonsburg  
 State: PA Zip: 15317

**COMPANY/PERSON REQUESTING RECORDING**

(required if not the seller or buyer)

Print Name: eTRCo, LLC. On behalf of Western Title Company  
 Address: Douglas Office  
1362 Highway 395, Ste. 109  
 City/State/Zip: Gardnerville, NV 89410

Esc. #: 121241-WLD

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