

DOUGLAS COUNTY, NV

**2021-960390**

RPTT:\$975.00 Rec:\$40.00

\$1,015.00 Pgs=3

01/21/2021 03:27 PM

ETRCO

KAREN ELLISON, RECORDER

APN#: 1221-10-000-003

RPTT: \$975.00

**Recording Requested By:**

Western Title Company

**Escrow No.: 123371-KDJ**

**When Recorded Mail To:**

**Matt J. Beaty and Kristina L.**

**Beaty**

**1148 Jacobsen Lane**

**Gardnerville NV 89410**

**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



Kayla Jacobsen

Escrow Officer

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**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,

Darrell Dion, Trustee of The Darrell Dion Trust, dated December 21, 1995

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

Matt J. Beaty and Kristina L. Beaty, husband and wife as community property with right of survivorship

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

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

All that real property being a portion of Section 9 and Section 10, Township 12 North, Range 21 East, M.D.B. & M., Douglas County, Nevada, more particularly described as follows:

Beginning at the Northwest Property corner as shown on record on Record of Survey Map filed in the Office of the County Recorder of Douglas County, State of Nevada on November 19, 1985, Document No. 127028; Thence South 44 degrees 29'54" East 553.33 feet; thence South 48 degrees 28'55" East 318.19 feet; thence South 43 degrees 39'28" East 230.00 feet; thence South 39 degrees 41'26" East 619.22 feet; thence South 49 degrees 25'05" West 89.68 feet; thence North 75 degrees 25'59" West 72.28 feet; thence North 51 degrees 57'31" West 53.67 feet; thence South 84 degrees 03'44" West 167.10 feet; thence North 37 degrees 26'13" West 76.86 feet; thence North 35 degrees 00'32" West 162.64 feet; thence North 27 degrees 56'19" West 169.28 feet; thence North 44 degrees 52'50" West 208.49 feet; thence North 49 degrees 17'10" West 133.12 feet; thence South ~~86 degrees 25'19"~~ West 74.54 feet; thence North 42 degrees 07'41" West 166.40 feet; thence North 22 degrees 31'35" West 293.40 feet; thence North 7 degrees 13'45" West 150.89 feet; thence North 29 degrees 07'28" West 147.61 feet; thence North 41 degrees 11'06" East 34.68 feet to the Point of Beginning this description.

Said land more fully shown on that certain Amended Record of Survey for GEORGE SNAVELY filed for record in the Office of the County Recorder of Douglas County, Nevada, on November 19, 1985, in Book 1185, Page 1749, Document No. 127028, Official Records

NOTE: The above metes and bounds description appeared previously in that certain Individual Grant Deed recorded in the office of the County Recorder of Douglas County, Nevada on October 8, 1998, as Document No. 451308 of Official Records.

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

Dated: 01/05/2021

Grant, Bargain and Sale Deed – Page 2

The Darrell Dion Trust, dated December 21, 1995

Darrell Dion 1-13-21  
By Darrell Dion, Trustee Date

STATE OF Nevada

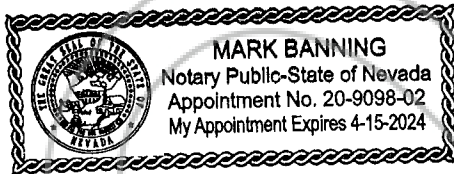
COUNTY OF Carson City

This instrument was acknowledged before me on

1-13-2021

By Darrell Dion.

Mark Banning  
Notary Public



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)  
a) 1221-10-000-003

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 ONLY</b>
NOTES: _____
_____

3. Total Value/Sales Price of Property: \$250,000.00  
 Deed in Lieu of Foreclosure Only (value of property) (  
 Transfer Tax Value: \$250,000.00  
 Real Property Transfer Tax Due: \$975.00

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 %

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 *Matt J. Beaty* Capacity *Escrow*  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

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

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

Print Name: The Darrell Dion Trust, dated December 21, 1995  
 Address: 1148 Jacobsen Lane  
 City: Gardnerville  
 State: NV Zip: 89410

Print Name: Matt J. Beaty and Kristina L. Beaty  
 Address: 1148 Jacobsen Lane  
 City: Gardnerville  
 State: NV Zip: 89410

**COMPANY/PERSON REQUESTING RECORDING**

(required if not the seller or buyer)

Print Name: eTRCo, LLC. On behalf of Western Title Company

Esc. #: 123371-KDJ

Address: Carson Office  
2310 S. Carson St, Suite 5A

City/State/Zip: Carson City, NV 89701

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