

DOUGLAS COUNTY, NV
RPTT:\$4660.50 Rec:\$40.00
\$4,700.50 Pgs=5
ETRCO
KAREN ELLISON, RECORDER

2021-962865

03/02/2021 03:47 PM

APN#: 1220-01-002-077
RPTT: \$4,660.50

Recording Requested By:
Western Title Company
Escrow No.: 125085-ARJ

When Recorded Mail To:
Bryan D. Hoyos and Diane L.
Strand
290 Duck Hill Road
Washoe Valley, NV 89704

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 _____
Anu Jansse Escrow Officer

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,

Helmut Huttenmayer and Sally Huttenmayer, husband and wife as joint tenants with right of survivorship

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

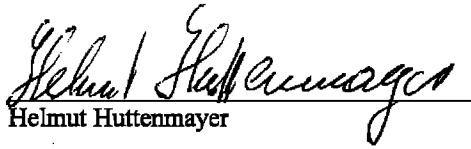
Bryan D. Hoyos, an unmarried man and Diane L. Strand, an unmarried woman, as Community Property with Right of Survivorship

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:

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: 03/01/2021


Helmut Huttenmayer


Sally Huttenmayer

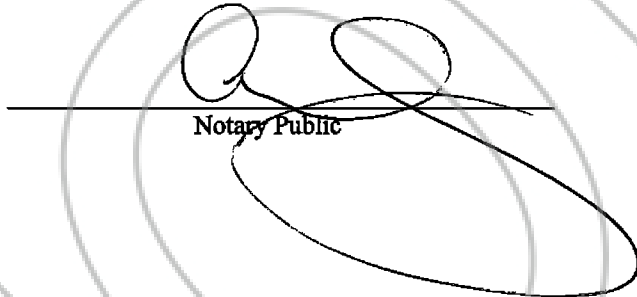
STATE OF NEVADA

COUNTY OF DOUGLAS

This instrument was acknowledged before me on

3/1/21

By Helmut Huttenmayer and Sally Huttenmayer.


Notary Public

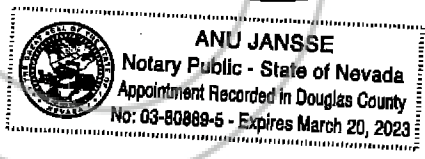


EXHIBIT "A"

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

That portion of Section 1, Township 12 North, Range 20 East, M.D.B. & M., described as follows:

Parcel 1 of Parcel Map No. 844154, Final Parcel Map LDA 13-008 for Helmut & Sally Huttenmayer, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on June 9, 2014, as Document No. 844154, Official Records, Douglas County, Nevada, excepting therefrom that portion conveyed by an instrument, recorded February 19, 2015, as Document No. 2015-857133, Official Records.

Said parcel being further described as follows:

That portion of the Northeast 1/4 of the Southeast 1/4 of Section 1, Township 12 North, Range 20 East, M.D.B. & M, in the County of Douglas, State of Nevada, being more particularly described as follows:

Being the portion of PARCEL 1 as said parcel is shown on the FINAL PARCEL MAP LDA 13-008 FOR HELMUT & SALLY HUTTENMAYER recorded in Book 614, Page 1614 as Document No. 844154 in the Official Records of said Douglas County described as follows:

Beginning at the Southwesterly corner of said PARCEL 1; thence Northerly along the Westerly line of said PARCEL 1, N. 00°00'05" W., 393.59 feet; thence N. 63°51'52" W., 223.16 feet to a point on the Southeasterly right-of-way line of JO LANE; thence Northeasterly along said Southeasterly right-of-way line, N. 47°46'55" E., 104.41 feet; thence N. 53° 31' 17" E., 731.72 feet; thence N. 60° 13' 07" E., 142.73 feet to the Northeasterly corner of said PARCEL 1; thence Southerly along the Easterly line of said PARCEL 1, S. 00° 00' 05" E., 1069.55 feet to the Southeasterly corner of said PARCEL 1; thence Westerly along the Southerly line of said PARCEL 1 N. 89°50;46" W., 385.03 feet to the Northeasterly corner of PARCEL 1-B-2 as said parcel is shown on the PARCEL MAP for KEVIN and SANDY SERGOTT recorded in Book 987, Page 3752 as Document No. 162929 in the Official Records of said Douglas County; thence N. 37° 07' 01" W.m, 2.51 feet; thence S. 89° 17' 17" W., 28.00 feet; thence N. 73° 55' 56" W., 18.97 feet; thence N. 83° 49' 21" W., 17. 90 feet; thence N. 85° 21' 06" W., 21.80 feet; thence N. 88° 27' 22" W., 22.90 feet; thence S. 82° 57' 44" W., 18.50 feet; thence S. 49°19' 52" W., 4.65 feet; thence S. 16° 36' 07" W., 5.80 feet to a point on the Southerly line of said PARCEL 1; thence Westerly along said Southerly line N. 89° 50' 56" W., 70.50 feet to the Point of Beginning.

Together with a public utility easement, 5.00' in width, along all new parcel boundaries created by an Amended Deed, recorded on February 19, 2015 as Document No. 2015-857134. In addition, all existing 5.00' public utility easements along parcel boundaries and 7.50' public utility easements along road right-of-ways that are shown on Document No. 844154 are to remain in place.

The Basis of Bearings for this description is N. 89° 50; 46" W. for the Southerly line of PARCEL 1 and PARCEL 2, shown per the FINAL MAP LDA 13-008 for HELMUT and SALLY HUTTENMAYER, recorded in Book 614, Page 1614, as Document No. 844154, Official Records of Douglas County.

Also shown as lot 1A on that certain Record of Survey to support a boundary line adjustment for Helmut & Sally Huttenmayer and Kenneth A. & Lana E. Moore, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on February 19, 2015, as Document No. 2015-857136.

NOTE: The above metes and bounds description appeared previously in that certain Amended

Deed recorded in the office of the County Recorder of Douglas County, Nevada on February 19, 2015, as Document No. 2015-857134 of Official Records.

**Assessor's Parcel Number(s):
1220-01-002-077**



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)
a) 1220-01-002-077

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: \$1,195,000.00
 Deed in Lieu of Foreclosure Only(value of property) (_____)
 Transfer Tax Value: \$1,195,000.00
 Real Property Transfer Tax Due: \$4,660.50

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 _____ Capacity _____
 Signature _____ Capacity _____

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

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

Print Name: Helmut Huttenmayer and Sally Huttenmayer
 Address: 1840 Fish Springs Road
 City: Gardnerville
 State: NV Zip: 89410

Print Name: Bryan D. Hoyos and Diane L. Strand
 Address: 290 Duck Hill Road
 City: Washoe Valley
 State: NV Zip: 89704

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. #: 125085-ARJ