

DOUGLAS COUNTY, NV **2021-964308**
RPTT:\$3900.00 Rec:\$40.00
\$3,940.00 Pgs=3 03/26/2021 01:24 PM
FIRST AMERICAN TITLE MINDEN
KAREN ELLISON, RECORDER

A.P.N.: 1220-18-002-004
File No: 143-2614120 (et)
R.P.T.T.: \$3,900.00

When Recorded Mail To: Mail Tax Statements To:
Scott Parker and Patricia Parker
13000 Borden Rd
Herald, CA 95638

GRANT, BARGAIN and SALE DEED

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

Jesse E. Perry and Cynthia J. Perry, husband and wife as community property with right of survivorship

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

Scott Parker and Patricia Parker, husband and wife as joint tenants with right of survivorship

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

A PARCEL OF LAND LOCATED WITHIN A PORTION OF SECTION 18, TOWNSHIP 12 NORTH, RANGE 20 EAST, MOUNT DIABLO MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF PARCEL 2 AS SHOWN ON THE DIVISION OF LAND INTO LARGE PARCELS MAP FOR LOUIE AND PATRICIA A. VAN VLIET FILED FOR RECORD ON MARCH 15, 1994 IN THE DOUGLAS COUNTY RECORDER'S OFFICE IN BOOK 394, AT PAGE 2648, AS DOCUMENT NO. 332305; THENCE NORTH 89°26'00" EAST, 993.73 FEET; THENCE SOUTH 00°11'23" EAST, 1739.47 FEET TO THE NORTHERLY RIGHT-OF-WAY OF VERDE WAY; THENCE ALONG SAID RIGHT-OF-WAY, NORTH 89°11'07" WEST, 1835.20 FEET; THENCE NORTH 27°32'20" WEST, 409.77 FEET; THENCE SOUTH 89°11'07" EAST, 667.24 FEET; THENCE NORTH 00°48'53" EAST, 960.29 FEET; THENCE NORTH 86°57'43" EAST, 26.24 FEET; THENCE SOUTH 89°11'07" EAST, 312.46 FEET; THENCE NORTH 00°48'53" EAST, 392.57 FEET TO THE POINT OF BEGINNING.

ALSO KNOWN AS ADJUSTED PARCEL C ON THAT CERTAIN RECORD OF SURVEY TO SUPPORT A BOUNDARY LINE ADJUSTMENT FOR LOUIS AND PATRICIA VAN VLIET AND JESSE E. AND CYNTHIA J. PERRY, RECORDED SEPTEMBER 3, 1998 IN BOOK 998,

PAGE 788 AS INSTRUMENT NO. 448738, OF OFFICIAL RECORDS.

NOTE: THE ABOVE METES AND BOUNDS LEGAL DESCRIPTION APPEARED PREVIOUSLY IN THE DEED RECORDED SEPTEMBER 3, 1998 IN BOOK 998, PAGE 784 AS INSTRUMENT NO. 448737 OF OFFICIAL RECORDS, DOUGLAS COUNTY, NEVADA.

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

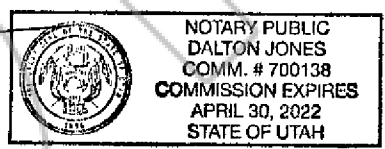
1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

Jesse E Perry
Jesse E. Perry
Cynthia J Perry
Cynthia J. Perry

STATE OF Utah)
NEVADA)
COUNTY OF DOUGLAS)
Summit)
: ss.

This instrument was acknowledged before me on March 25 by
Jesse E. Perry and Cynthia J. Perry.

Dalton Jones
Notary Public
(My commission expires: 04-30-2022)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. 143-2614120.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 1220-18-002-004
 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: \$1,000,000.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$1,000,000.00
 d) Real Property Transfer Tax Due \$3,900.00

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per 375.090, Section: _____
 b. Explain reason for exemption: _____

5. Partial Interest: Percentage being transferred: _____ %

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)**

Jesse E. Perry and Cynthia J.
 Print Name: Perry
 Address: 777 Old Ranch rd
 City: Park City
 State: UT Zip: 84098

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

Scott Parker and Patricia
 Print Name: Parker
 Address: 13000 Borden Rd
 City: Herald
 State: CA Zip: 95638

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: 143-2614120 et/ et
 State: NV Zip: 89423

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