

APN: 1022-10-001-006

RECORDING REQUESTED BY:

Pamela J Siders and Albert J. Siders

AFTER RECORDATION, RETURN BY MAIL TO:

Pamela J Siders and Albert J. Siders
P.O. Box 863
Custer, SD 57730

0#3



KAREN ELLISON, RECORDER

E03

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT, BARGAIN, SALE DEED

THIS DEED IS PLACED OF RECORD FOR THE PURPOSE OF RECORDNG THE ADJUSTED LEGAL DESCRIPTION

THIS INDENTURE WITNESSETH: Grantors, Pamela J. Siders and Albert J. Siders, wife and husband as joint tenants, in consideration of \$10.00, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to Grantee, Pamela J. Siders and Albert J. Siders, wife and husband as joint tenants, forever, all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF WHICH PROVIDES THE LEGAL DESCRIPTION OF ADJUSTED LOT 63 (APN 1022-10-001-006)

BOUNDARY LINE ADJUSTMENT BETWEEN EXISTING PARCELS OF LAND, AS FURTHER DEPICTED AND SET FORTH ON THAT CERTAIN RECORD OF SURVEY IN SUPPORT OF BOUNDARY LINE ADJUSTMENT, RECORDED CONCURRENTLY HERewith.

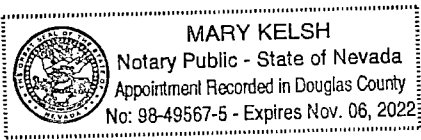
Pamela J. Siders

Albert J. Siders

STATE OF NEVADA)
) ss.
COUNTY OF DOUGLAS)

This instrument was acknowledged before me on the 3 day of March, 2021, by Pamela J. Siders and Albert J. Siders. *me*

Notary Public



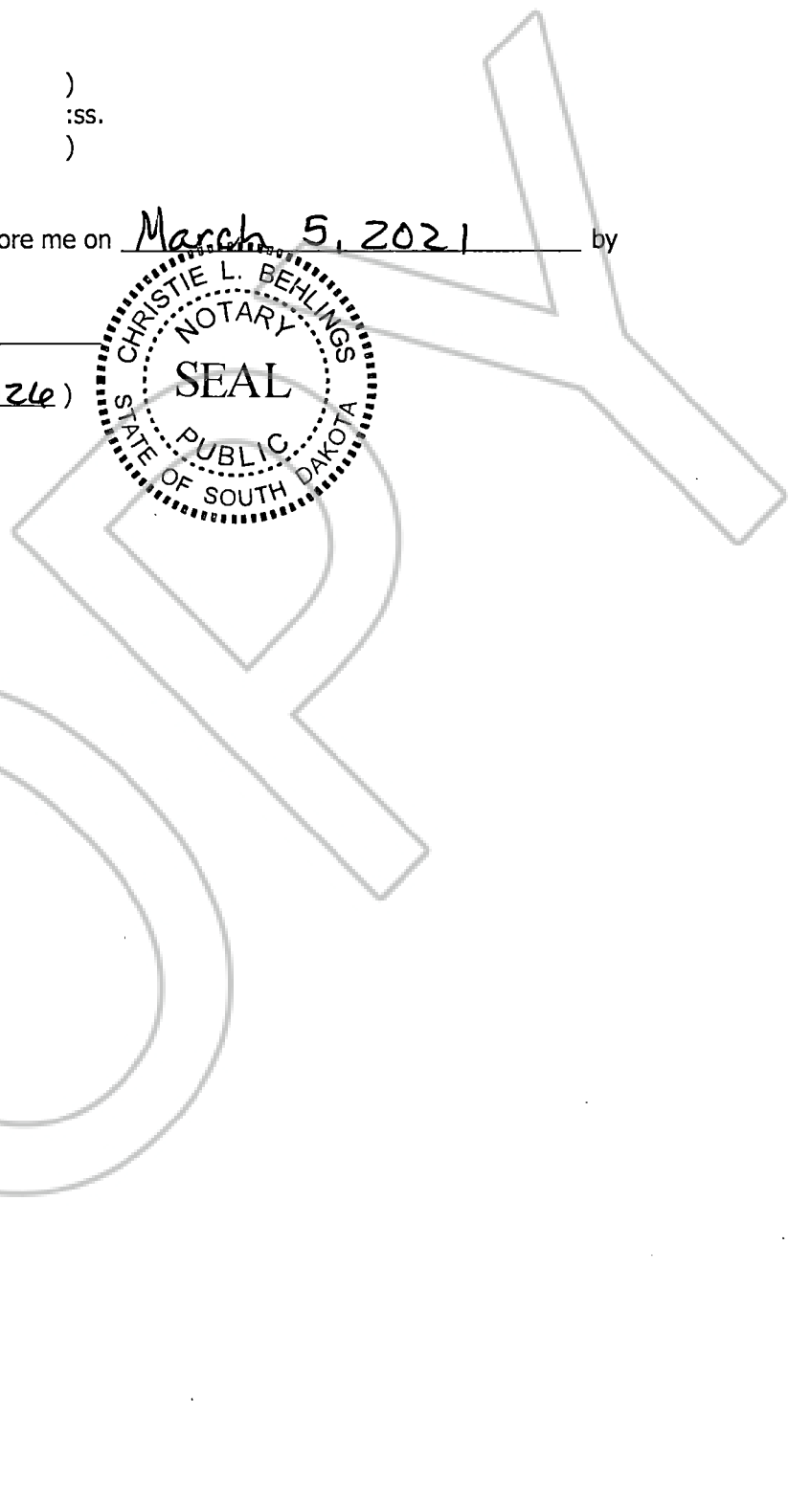
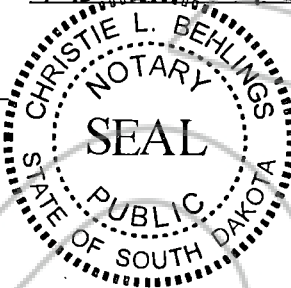
STATE OF South Dakota)
COUNTY OF Custer) :SS.

This instrument was acknowledged before me on March 5, 2021 by
Pamela J. Siders

CBW

Notary Public

(My commission expires: 10/06/2024)



3068-001
02/18/21

**DESCRIPTION
ADJUSTED LOT 63
(Current A.P.N. 1022-10-001-006)**

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

A parcel of land located within a portion of Section 10, Township 10 North, Range 22 East, Douglas County, Nevada, described as follows:

BEGINNING at the southwest corner of Lot 63 per the Plat of Topaz Ranch Estates Unit No. 2, filed for record February 20, 1967 in the office of Recorder, Douglas County, Nevada as Document No. 35464, said point falling on the northerly line of Marble Court; thence along the west boundary of said Lot 63, North $04^{\circ}00'35''$ West, 212.00 feet;

thence South $87^{\circ}39'53''$ East, 52.49 feet;
thence South $59^{\circ}06'09''$ East, 50.20 feet;
thence South $85^{\circ}05'37''$ East, 17.74 feet;
thence North $48^{\circ}24'09''$ East, 35.92 feet;
thence North $75^{\circ}11'46''$ East, 41.08 feet;
thence South $83^{\circ}47'44''$ East, 174.85 feet to a point on the west line of Clay

Circle;

thence along said west line of Clay Circle, along the arc of a curve to the left, non-tangent to the preceding course, having a radius of 600.00 feet, central angle of $13^{\circ}42'38''$, arc length of 143.58 feet, and chord bearing and distance of South $04^{\circ}52'32''$ West, 143.23 feet;

thence continuing along said west line of Clay Circle, along the arc of a reverse curve to the right, having a radius of 20.00 feet, central angle of $85^{\circ}39'31''$, arc length of 29.90 feet, and chord bearing and distance of South $40^{\circ}50'28''$ West, 27.19 feet to a point on said northerly line of Marble Court;

thence along said northerly line of Marble Court, South $83^{\circ}40'44''$ West, 310.61 feet to the **POINT OF BEGINNING**, containing 62,811 square feet, or 1.44 acres, more or less.

The Basis of Bearing for this description is South $83^{\circ}40'44''$ West, the northerly right-of-way line of Marble Court as shown on the Plat of Topaz Ranch Estates Unit No. 2, filed for record February 20, 1967 in the office of Recorder, Douglas County, Nevada as Document No. 35464.

Prepared By: R.O. ANDERSON ENGINEERING, INC.
Cory J. Kleine, P.L.S. 21988
P.O. Box 2229
Minden, Nevada 89423



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
a) 1022-10-001-006
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: \$0
b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
c) Transfer Tax Value: \$0
d) Real Property Transfer Tax Due \$0

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: 3
b. Explain reason for exemption: Lot line Deed for no consideration

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]

Capacity: agent

Signature: _____

Capacity: _____

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

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

Print Name: Pamela J. Siders & Albert J. Siders

Print Name: Pamela J. Siders & Albert J. Siders

Address: P.O. Box 863

Address: P.O. Box 863

City: Custer

City: Custer

State: SD Zip: 57730

State: SD Zip: 57730

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

Print Name: First American Title Insurance Company

File Number: 143-2605128 mk/ mk

Address: 1663 US Highway 395, Suite 101

City: Minden

State: NV Zip: 89423

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