DOUGLAS COUNTY, NV Rec:\$40.00

Total:\$40.00

2021-965035 04/07/2021 11:26 AM

SPACE ABOVE THIS LINE FOR RECORDER'S USE

FIRST AMERICAN TITLE COMPANY Pgs=5 APN: 1022-10-001-006 & 1022-10-001-005 RECORDING REQUESTED BY: KAREN ELLISON, RECORDER Dorothy Marie Remenar and Veronica Marie Hun AFTER RECORDATION, RETURN BY MAIL TO: Dorothy Marie Remenar and Veronica Marie Hunt P.O. Box 13483 Las Cruces, NM 88013

GRANT, BARGAIN, SALE DEED

THIS DEED IS PLACED OF RECORD FOR THE PURPOSE OF RECORDING THE ADJUSTED LEGAL DESCRITION

THIS INDENTURE WITNESSETH: Grantors, Dorothy Marie Remenar, a single woman, and Veronica Marie Hunt, as joint tenants, in consideration of \$10.00, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to Grantees, Dorothy Marie Remenar, a single woman, and Veronica Marie Hunt, 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 62 (APN 1022-10-001-005)

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.

	Parolly Marie Fameron Dorothy Marie Remenar
	Lesonece meeric The
STATE OF NEVADA)	Veronica Marie-Hunt
) ss.	
COUNTY OF DOUGLAS)	
This instrument was acknowledged before me on the _ Marie Remenar and Veronica Marie Hunt	day of, 20, Dorothy
Notary Public	

ATTACHED TO A GRANT BARGAIN SALE DEED

						Λ
	STATE OF	Vew Mexico)			
í	COUNTY OF	Dona Ana	:ss)	•		\ \
	This instrumer Dorothy Marie	nt was acknowledged l Remenar	pefore me o	n <u>March</u>	n 13. 2021	$\overline{}$
	Lawa		a			
	(My commission	Notary Public on expires:(() · &	02 <u>3</u>)		OFFICIAL SI EDWARD SAAN	/CDDs
				My Commission	NOTARY PUBLIC-State of P	
	/					
gg P))		·
partie.						
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		/ /				

ATTACHED TO GRANT BARGAIN SALE DEED

STATE OF	TEXAS MADIS) :ss.)		
This instrume Veronica Mari	nt was acknowledged	before me on/	BUNNY UNTERREIN NOTARY PUBLIC STATE OF TEXAS MY COMM. EXP. 4/5	VER .
			NOTABY ID 67606	77

DESCRIPTION ADJUSTED LOT 62 (Current A.P.N. 1022-10-001-005)

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 62 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;

thence along the west boundary of said Lot 62, North 10°35'55" West, 196.63 feet to the northwest corner of said lot 62;

thence South 86°20"43" East, 450.00 feet to the northeast corner of said Lot 62, said point falling on the west line of Clay Circle;

thence along said west line of Clay Circle, South 20°21'58" West, 80.43 feet; thence continuing 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 10°18'39", arc length of 107.97 feet, and chord bearing and distance South 16°53'10" West, 107.83 feet to the southeast corner of said Lot 62;

thence North 83°47'44" West, 174.85 feet;

thence South 75°11'46" West, 41.08 feet;

thence South 48°24'09" West, 35.92 feet;

thence North 85°05'37" West, 17.74 feet;

thence North 59°06'09" West, 50.20 feet;

thence North 87°39'53" West, 52.49 feet to the **POINT OF BEGINNING**, containing 74,441 square feet, or 1.71 acres, more or less.

The Basis of Bearing for this description is South 83°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)				
_	1022-10-001-006 & 1022-10-001-005				
b)_	· · · · · · · · · · · · · · · · · · ·				
d)_	· · · · · · · · · · · · · · · · · · ·	\wedge			
_					
2.	Type of Property	FOR RECORDED CONTROLL LIGHT			
a)	X Vacant Land b) Single Fam. Res.	FOR RECORDERS OPTIONAL USE			
c)	Condo/Twnhse d) 2-4 Plex	BookPage:			
e)	Apt. Bldg. f) Comm'l/Ind'l	Date of Recording:			
g)	Agricultural h) Mobile Home	Notes:			
i)	Other				
3.	a) Total Value/Sales Price of Property:	\$0			
	b) Deed in Lieu of Foreclosure Only (value of pro	perty) (_\$)			
	c) Transfer Tax Value:	\$0			
	d) Real Property Transfer Tax Due	\$0			
4.	If Exemption Claimed:	\ \			
	a. Transfer Tax Exemption, per 375.090, Section	n: 3			
	b. Explain reason for exemption: Lot line Deed	for no consideration			
-	<u> </u>	\			
5.	Partial Interest: Percentage being transferred:	100 %			
375	The undersigned declares and acknowledges, u .060 and NRS 375.110, that the information p	nder penalty of perjury, pursuant to NRS provided is correct to the hest of their			
info	rmation and belief, and can be supported by doc	umentation if called upon to substantiate			
the	information provided herein. Furthermore, the med exemption, or other determination of additi	parties agree that disallowance of any			
10%	6 of the tax due plus interest at 1% per month.	Pursuant to NRS 375,030, the Buyer and			
Selle	er shall be jointly and severally liable for any addi	tional amount owed.			
Sign	nature: Myllon	Capacity: <u>AGENT</u>			
_	nature:	Capacity:			
	SELLER (GRANTOR) INFORMATION	BUYER (GRANTEE) INFORMATION			
_	(REQUIRED) Dorothy Marie Remenar &	(REQUIRED) Dorothy Marie Remenar &			
Prin	t Name: Veronica Marie Hunt	Print Name: Veronica Marie Hunt			
Add	ress: P.O. Box 13483	Address: P.O. Box 13483			
City	: Las Cruces	City: Las Cruces			
Stat	te: NM Zip: 88013	State: NM Zip: 88013			
COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)					
Dele	First American Title Insurance	File Number 142 2005120			
	t Name: Company ress 1663 US Highway 395, Suite 101	File Number: 143-2605128 mk/ mk			
		State: NV Zip:89423			
/	(AS A PUBLIC RECORD THIS FORM MAY E				