

DOUGLAS COUNTY, NV

2021-965140

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=5

04/08/2021 12:45 PM

ETRCO

KAREN ELLISON, RECORDER

E05

APN#: 1220-11-001-075

RPTT: \$-0-

Recording Requested By:

Western Title Company

Escrow No. 120627-AMG

When Recorded Mail To:

Dennis McDuffee

1502 Hussman Ave
Gardnerville NV 89410

Mail Tax Statements to: (deeds only)

Same as Above

(space above for Recorder's use only)

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 _____

Amy Gutierrez

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 Jolie McDuffee, a married woman, in consideration of \$10.00, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to Dennis McDuffee, a married man as his sole and separate property all that real property situated in the City of Gardnerville, County of Douglas, State of Nevada described as follows:

See attached Exhibit A

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

Grantor and Grantee are wife and husband. It is the intention of Grantor that Grantee shall henceforth have and hold said real property as his sole and separate property. By this conveyance, Grantor releases any community interest that she might now have or be presumed to hereafter acquire in the above described property.

Dated: 04/01/2021

Jolie McDuffee
Jolie McDuffee


STATE OF Nevada

COUNTY OF Douglas

} ss

This instrument was acknowledged before me on

April 2, 2021
by Jolie McDuffee.

 M. BOWLEN
Notary Public - State of Nevada
Appointment Recorded in Douglas County
No: 20-5990-05 - Expires November 13, 2024

M. Bowlen
Notary Public

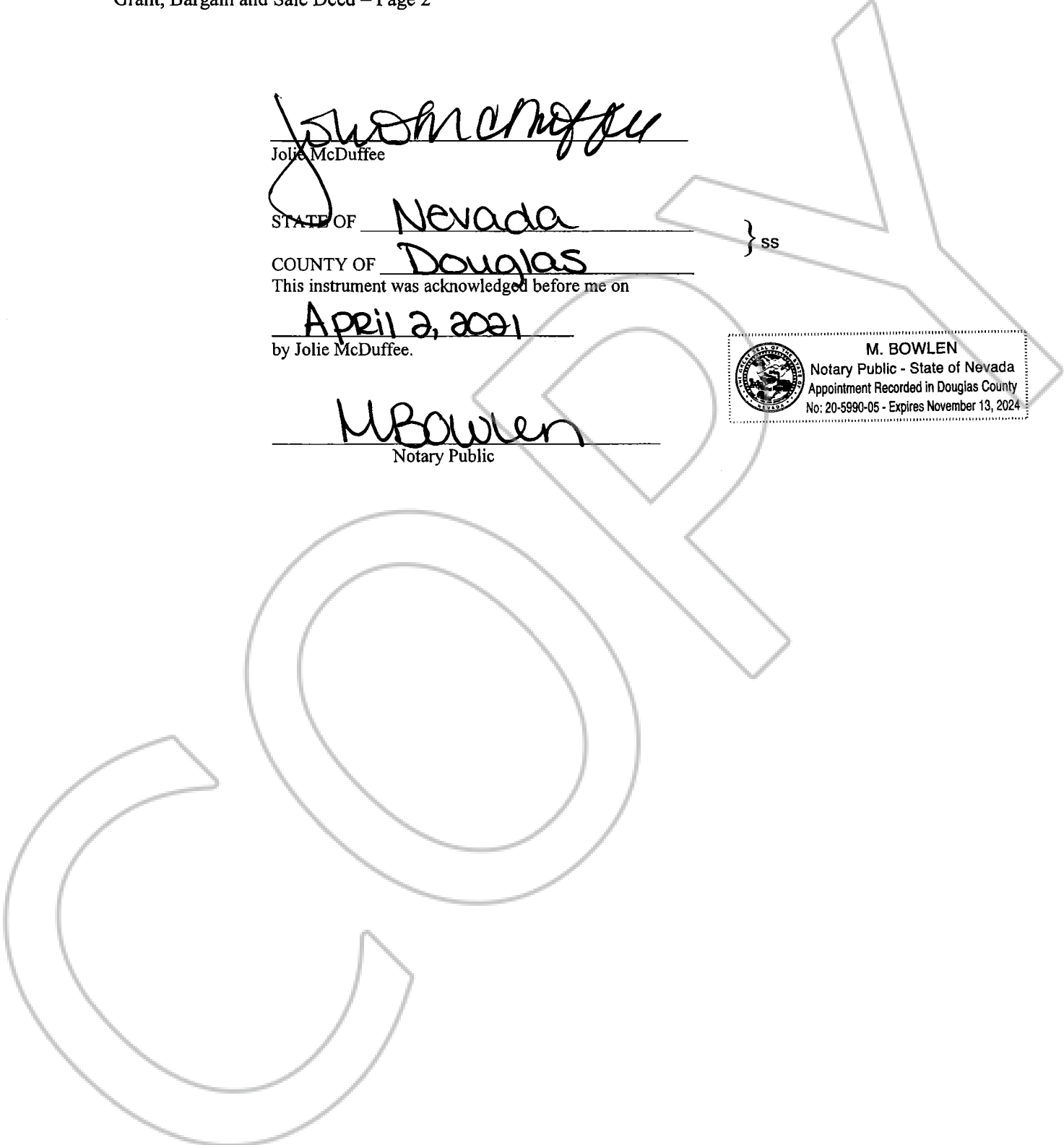


EXHIBIT "A"

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

A Parcel of land being a portion of Section 11, Township 12 North, Range 20 East, Mount Diablo Meridian, more particularly described as follows:

BEGINNING at the southwest corner of Parcel 1 as shown on the Final Industrial Subdivision Map for Old Sawmill Industrial Park, LLC filed for record May 15, 2009 in the office of Recorder, Douglas County, Nevada as Document No. 743278;
thence along the southerly boundary of said Parcel 1, South 89°11'19" East, 1,871.13 feet;
thence South 01°03'58" West, 300.00 feet;
thence South 89°11'19" East, 292.00 feet to a point on the westerly right-of-way line of Sawmill Road;
thence along said westerly right-of-way line of Sawmill Road, South 01°03'58" West, 2,306.12 feet to a point on the northerly right-of-way line of Pinenut Road;
thence along said northerly right-of-way line of Pinenut Road, North 89°07'57" West, 532.90 feet to a point on the easterly bank of the Upper Allerman Canal;
thence along the said easterly bank of the Upper Allerman Canal the following courses:
North 20°01'25" West, 196.07 feet;
North 17°06'45" West, 68.14 feet;
North 02°36'24" West, 59.53 feet;
North 09°56'25" West, 103.12 feet;
North 21°40'28" West, 46.81 feet;
North 33°44'20" West, 43.99 feet;
North 44°30'58" West, 107.79 feet;
North 38°52'52" West, 106.64 feet;
North 31°54'12" West, 196.64 feet;
North 26°37'19" West, 102.17 feet;
North 13°32'34" West, 143.84 feet;
North 21°51'17" West, 107.02 feet;
North 24°25'12" West, 108.92 feet;
North 40°20'35" West, 74.92 feet;
North 33°35'28" West, 225.46 feet;
North 43°21'01" West, 69.71 feet;
North 40°11'12" West, 74.97 feet;
North 58°05'29" West, 61.02 feet;
North 64°39'43" West, 62.32 feet;
North 73°47'11" West, 118.14 feet;
North 72°41'55" West, 86.56 feet;
North 69°29'34" West, 151.89 feet;
North 75°41'48" West, 61.96 feet;
North 86°11'22" West, 91.69 feet;
North 68°34'22" West, 66.32 feet;
North 40°57'54" West, 28.61 feet;
North 17°19'27" West, 67.72 feet;
North 11°49'47" West, 437.88 feet;
North 05°49'08" West, 169.74 feet;
North 22°43'47" East, 139.00 feet to the POINT OF BEGINNING.

The Basis of Bearing for this description is South 89°11'19" East, the south line of Parcel 1 as shown on the Final Industrial Subdivision Map for Old Sawmill Industrial Park, LLC filed for record May 15, 2009 in said office of Recorder as Document No. 743278.

NOTE: The above metes and bounds description appeared previously in that certain Boundary Line Adjustment Deed recorded in the office of the County Recorder of Douglas County, Nevada on September 23, 2020, as Document No. 2020-953208 of Official Records.

**Assessor's Parcel Number(s):
1220-11-001-075**

COPY

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)
a) 1220-11-001-075

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: _____ _____ _____
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3. Total Value/Sales Price of Property: \$0.00
 Deed in Lieu of Foreclosure Only (value of property) (
 Transfer Tax Value: \$0.00
 Real Property Transfer Tax Due: \$0.00

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section 5
 b. Explain Reason for Exemption: Wife Deeding to Husband Without 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 *Jolie McDuffee* Capacity *Agent*
 Signature _____ Capacity _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**
 Print Name: Jolie McDuffee
 Address: 1502 Hussman Ave
Gardnerville
 State: NV Zip: 89410

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**
 Print Name: Dennis McDuffee
 Address: 1502 Hussman Ave
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
 Address: Carson Office
2310 S. Carson St, Suite 5A
 City/State/Zip: Carson City, NV 89701

Esc. #: 120627-AMG