

DOUGLAS COUNTY, NV

2021-966286

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\$40.00 Pgs=5

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TICOR TITLE - CC (NVTH3K)

KAREN ELLISON, RECORDER

E05

WHEN RECORDED MAIL TO:

Robert J. Neuschmid
492 Laurel Lane
Stateline, NV 89449

MAIL TAX STATEMENTS TO:

Same As Above

Escrow No. 2102117-DKD

The undersigned hereby affirms that this document
submitted for recording does not contain the social
security number of any person or persons.
(Pursuant to NRS 239b.030)

APN No.: 1318-24-302-003

R.P.T.T. \$ 0.00

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Robert J Neuschmid a married man as his sole and separate property

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Robert J. Neuschmid and Joanie B. Neuschmid husband and wife as community property with right of survivorship

**all that real property situated in the County of Douglas, State of Nevada, described as follows:
SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF**

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Signature and notary acknowledgement on page two.


Robert J. Neuschmid

STATE OF NEVADA
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on , _____
by _____

NOTARY PUBLIC

This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow No. 02102117.

please see attached

CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }

County of Sacramento }

On April 23, 2021

before me, **Karena J. Moy, Notary Public**

personally appeared Robert J. Netschmid

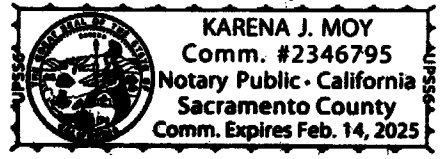
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and who acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and by his/her/their signature(s) on the instrument the person(s), or entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY of PERJURY under the laws of the state of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Karena Moy

(Signature of Notary)



Commission Expires: February 14, 2025
Notary Name: Karena J. Moy
Notary Phone: 916-337-4767
Notary Registration Number: 2346795
County of Principal Place of Business: Sacramento

**EXHIBIT A
LEGAL DESCRIPTION**

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

COMMENCING at the South quarter corner of Section 24, Township 13 North, Range 18 East, M. D. B. & M.; thence North $00^{\circ} 03' 36''$ East a distance of 2583.92 feet; thence South $49^{\circ} 00' 13''$ West a distance a 115.00 feet to the true point of beginning; thence South $49^{\circ} 00' 13''$ West 31.75 feet; thence South $21^{\circ} 32' 37''$ East a distance of 25.00 feet to a point in the center line of Highland Drive; thence South $68^{\circ} 27' 23''$ West a distance of 235.95 feet to the Southwesterly corner of this parcel; thence North $21^{\circ} 32' 37''$ West a distance of 25.00 feet; thence North $00^{\circ} 05' 45''$ West a distance of 203.42 feet; thence South $89^{\circ} 44' 26''$ East a distance of 245.07 feet; thence South $00^{\circ} 47' 47''$ West a distance of 94.96 feet to the true point of beginning; being contained entirely within the Southwest Quarter of Section 24, Township 13 North Range 18 East, M. D. B. & M.

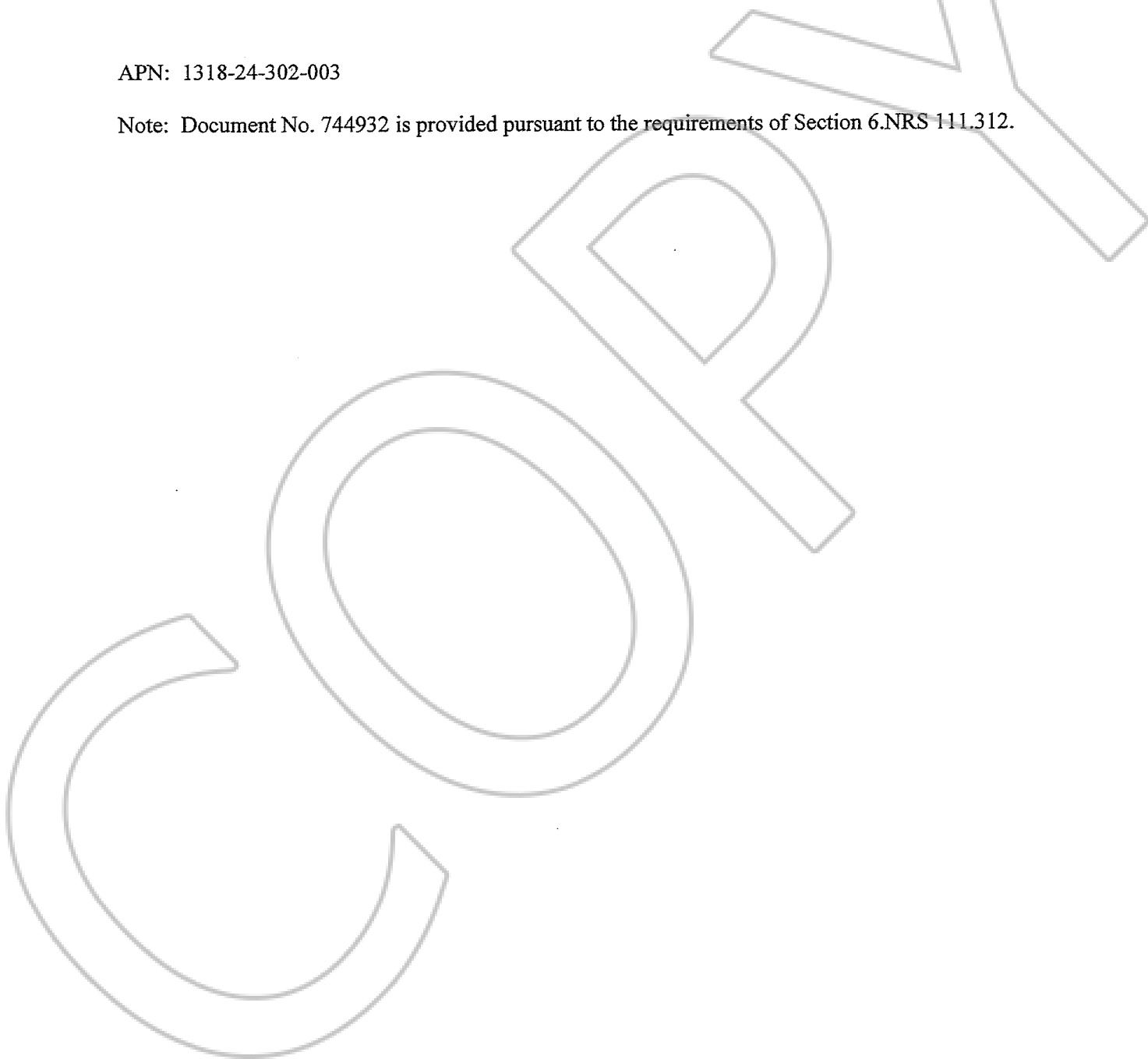
TOGETHER WITH the non-exclusive right to use for roadway purposes and for the purpose of installing repairing, maintaining and replacing public utilities, water mains, sanitary sewer mains and storm drains for the benefit of the parcel above described, over a strip of land that is described as follows:

COMMENCING at the South quarter corner of Section 24, Township 13 North, Range 18 East, M. D. B. & M.; and proceeding thence North $00^{\circ} 03' 36''$ East 1652.07 feet along the North-South center line of Section 24 to a point on the Northerly right of way line of Kingsbury Road; thence Westerly along said right of way line North $66^{\circ} 57' 56''$ West 153.65 feet to a point; thence Westerly along a curve to the left having a radius of 640 feet through a central angle of $1^{\circ} 10' 42''$. for an arc distance of 13.16 feet to the true point of beginning; thence North $9^{\circ} 38' 48''$ East 51.58 feet to a point on a curve to the left having a radius of 120.00 feet through* central angle of $23^{\circ} 56' 45''$ for an arc distance of 50.15 feet; thence North $14^{\circ} 17' 57''$ West 145.84 feet to a point on a curve to the right having a radius of 60.00 feet through a central angle of $26^{\circ} 46' 20''$ for an arc distance of 28.04 feet; thence North $12^{\circ} 28' 23''$ East 188.98 feet to a point on a curve to the right having a radius of 140.00 feet through a central angle of $13^{\circ} 44' 40''$ for an arc distance of 33.58 feet; thence North $26^{\circ} 23' 03''$ East 102.09 feet to a point on a curve to the left having a radius of 111.00 feet through a central angle of $26^{\circ} 53' 15''$ for an arc distance of 52.09 feet; thence North $00^{\circ} 30' 12''$ West 99.18 feet to a point on a curve to the right having a radius of 20.00 feet through a central angle of $50^{\circ} 01' 52''$ for an arc distance of 17.46 feet; thence North $49^{\circ} 31' 40''$ East 91.13 feet to a point; thence North $00^{\circ} 03' 36''$ East 65.78 feet; thence South $49^{\circ} 00' 13''$ West 146.75; thence South $68^{\circ} 27' 23''$ West 285.95 feet to a point on a curve to the left having a radius of 45.00 feet through a central angle of $292^{\circ} 30' 08''$ for an arc distance of 229.73 feet; thence North $68^{\circ} 27' 23''$ East 230.16 feet to a point on a curve to the right having a radius of 10.00 feet through a central angle of $111^{\circ} 02' 25''$ for an arc distance of 19.38 feet; thence South $00^{\circ} 30' 12''$ East 69.22 to a point on a curve to the right having a radius of 61.00 feet through a central angle of $26^{\circ} 53' 15''$ for an arc distance of 28.63 feet; thence South $26^{\circ} 23' 03''$ West 102.09 feet to a point on a curve to the left having a radius of 190.00 feet through a central angle of $13^{\circ} 44' 40''$ for an arc distance of 45.58 feet; thence South $12^{\circ} 28' 23''$ West 188.98 feet to a point on a curve, to the left having a radius of 110.00 feet through a central angle of $26^{\circ} 46' 20''$ for an arc distance of 51.40 feet; thence

South $14^{\circ}17'57''$ East 145.84 feet to a point on a curve to the right having a radius of 70.00 feet through a central angle of $23^{\circ}56'45''$ for an arc distance of 29.25 feet; thence South $09^{\circ}38'48''$ West 42.82 feet to a point of a curve being the Northerly right of way line of Kinsbury Road; thence Easterly along said Northerly right of way line along a curve to the right having a radius of 640.00 feet through a central angle of $04^{\circ}32'47''$ for an arc distance of 50.78 feet to the point of beginning. Being contained entirely within the Southwest quarter of Section 24, Township 13 North, Range 18 East, M.D.B. & M.

APN: 1318-24-302-003

Note: Document No. 744932 is provided pursuant to the requirements of Section 6.NRS 111.312.



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a. 1318-24-302-003
 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 ONLY	
Book _____	Page _____
Date of Recording: _____	
Notes: _____	

3. a. Total Value/Sales Price of Property: \$ _____
 b. Deed in Lieu of Foreclosure Only (value of property) \$ _____
 c. Transfer Tax Value \$ _____
 d. 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: Transfer of title adding wife without consideration

5. Partial Interest: Percentage being transferred: 70%

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 [Handwritten Signature] Capacity Agent
 Signature _____ Capacity _____

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

Print Name: Robert J Neuschmid
 Address: 492 Laurel Lane
 City: Stardine NV 89449
 State: _____ Zip: _____

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

Print Name: Robert J. Neuschmid et al
 Address: 492 Laurel Lane
 City: Stardine NV 89449
 State: _____ Zip: _____

COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)

Print Name: Ticor Title of Nevada, Inc. Escrow No.: 02102117-010-DKD
 Address: 307 W. Winnie Lane Suite #1
 City, State, Zip: Carson City, NV 89703

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED