

DOUGLAS COUNTY, NV
RPTT:\$2866.50 Rec:\$40.00
\$2,906.50 Pgs=4
TICOR TITLE - RENO (MAIN)
KAREN ELLISON, RECORDER

2021-969250

06/17/2021 08:39 AM

WHEN RECORDED MAIL TO:
Laurent B. Schaller
2458 Genoa Springs Ct
Genoa NV 89411

MAIL TAX STATEMENTS TO:
Laurent B. Schaller
SAME AS ABOVE

Escrow No. 2103925-RLS

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.: 1319-03-811-004
R.P.T.T. \$2,866.50

SPACE ABOVE FOR RECORDER'S USE

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Richard P. Imes Jr, successor Trustee of the Imes Family Trust Dated July 31, 2000

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Laurent B. Schaller & Viviane C. Schaller, Trustees of the Schaller Family Trust dated November 8, 2006

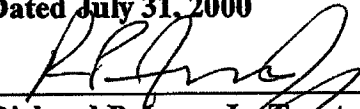
all that real property situated in the County of Douglas, State of Nevada, described as follows:

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.

**Richard P. Imes Jr, successor
Trustee of the Imes Family Trust
Dated July 31, 2000**



Richard P. Imes Jr., Trustee

STATE OF *Arizona*
COUNTY OF *Maricopa*

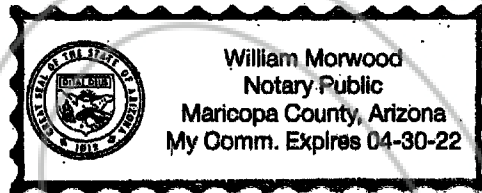
} ss:

This instrument was acknowledged before me on, *June 11, 2021*
by Richard P. Imes Jr, successor Trustee of the Imes Family Trust Dated July 31, 2000



NOTARY PUBLIC

**This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed
under escrow No. 02103925.**



Escrow No. 02103925-RLS

**EXHIBIT A
LEGAL DESCRIPTION**

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

PARCEL 1:

Lot 4, Block A, as shown on the official plat of GENOA LAKES PHASE 2, a Planned Unit Development, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on June 2, 1994, in Book 694, Page 202, as File No. 338683, Official Records.

PARCEL 2:

THAT CERTAIN EXCLUSIVE USE AND LANDSCAPE EASEMENT DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEASTERLY CORNER OF UNIT 4 AS SHOWN IN THE FINAL MAP FOR GENOA LAKES PHASE 2, PLANNED UNIT DEVELOPMENT DOCUMENT NO. 338683, OF THE DOUGLAS COUNTY RECORDERS OFFICE, SAID POINT BEARS NORTH 75°57'44" WEST, 165.82 FEET FROM TIE POINT "D" AS SHOWN IN THE GENOA LAKES PHASE 2 FINAL MAP; THENCE NORTH 83°19'56" WEST, ALONG THE SOUTHERLY LINE OF SAID UNIT 4, 54.33 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 83°19'56" WEST, 33.00 FEET; THENCE NORTH 03°42'15" EAST, 39.18 FEET; THENCE NORTH 18°29'30" EAST, 37.88 FEET; THENCE NORTH 33°16'44" EAST, 39.18 FEET; THENCE SOUTH 50°29'23" EAST, 34.00 FEET TO THE SOUTHWESTERLY CORNER OF UNIT 5 OF SAID GENOA LAKES PHASE 2 FINAL MAP; THENCE SOUTH 50°29'23" EAST, ALONG THE SOUTHERLY LINE OF SAID UNIT 5, 37.33 FEET; THENCE SOUTH 39°30'37" WEST, 9.93 FEET; THENCE SOUTH 06°40'04" WEST, 9.04 FEET TO A POINT ON THE NORTHERLY LINE OF SAID UNIT 4; THENCE ALONG THE NORTHERLY AND WESTERLY BOUNDARY LINES OF SAID UNIT 4 THE FOLLOWING 8 COURSES:

1. NORTH 83°19'56" WEST, 57.50 FEET;
2. SOUTH 06°40'04" WEST, 15.67 FEET;
3. SOUTH 83°19'56" EAST, 3.67 FEET;
4. SOUTH 06°40'04" WEST, 1.83 FEET;
5. SOUTH 83°19'56" EAST, 6.00 FEET;
6. SOUTH 06°40'04" 28.00 FEET;
7. SOUTH 83°19'56" EAST, 3.00 FEET;

8.SOUTH 06°40'04" WEST, 9.67 FEET TO THE TRUE POINT OF BEGINNING.

APN: 1319-03-811-004

Note: Document No. 828572 is provided pursuant to the requirements of Section 6.NRS
111.312.

COPY

STATE OF NEVADA-DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

- a) 1319-03-811-004
- 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 ONLY	
Book _____	Page _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property)	\$ <u>735,000.00</u>
Transfer Tax Value	\$ <u>735,000.00</u>
Real Property Transfer Tax Due:	\$ <u>2,866.50</u>

4. If Exemption Claimed

- a. Transfer Tax Exemption, per NRS 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 R.P. Imes Jr, Trustee Capacity seller
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)	BUYER (GRANTEE) INFORMATION (REQUIRED)
Print Name: <u>Richard P. Imes Jr, successor Trustee of the Imes Family Trust Dated July 31, 2000</u>	Print Name: <u>Laurent B. Schaller & Viviane C. Schaller TTE of the Schaller Fam. Trust</u>
Address: <u>3313 S. Adelle Mesa, Az 85212</u>	Address: <u>2458 Genoa Ct Genoa NV 89411</u>
City, State, Zip	City, State Zip

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

Print Name: Ticor Title of Nevada, Inc. Escrow #: 02103925-RLS
 Address: 5441 Kietzke Lane, Suite 100
 City, State, Zip: Reno, NV 89511