

DOUGLAS COUNTY, NV **2021-973179**
RPTT:\$5830.50 Rec:\$40.00
\$5,870.50 Pgs=3 **08/27/2021 11:27 AM**
FIRST CENTENNIAL - RENO (MAIN OFFICE)
KAREN ELLISON, RECORDER

APN: 1418-34-304-011
R.P.T.T.: \$5,830.50
Escrow No.: 21017847-DR
When Recorded Return To:
Andrew Chesler and Ellen Chesler
P.O. Box 392
Zephyr Cove, NV 89448

Mail Tax Statements to:
Andrew Chesler and Ellen Chesler
P.O. Box 392
Zephyr Cove, NV 89448

SPACE ABOVE FOR RECORDER'S USE

GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Barry Richard Buehler also known as Barry R. Buehler, Surviving Joint Tenant

do(es) hereby Grant, Bargain, Sell and Convey to

Andrew Chesler and Ellen Chesler, husband and wife, as joint tenants with right of survivorship

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

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "A"

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

Dated this 5 day of August, 2021.

[Signature]
Barry Richard Buehler

STATE OF NEVADA

COUNTY OF Douglas

This instrument was acknowledged before me on this 5 day of August, 2021 by Barry Richard Buehler.

[Signature]
Notary Public

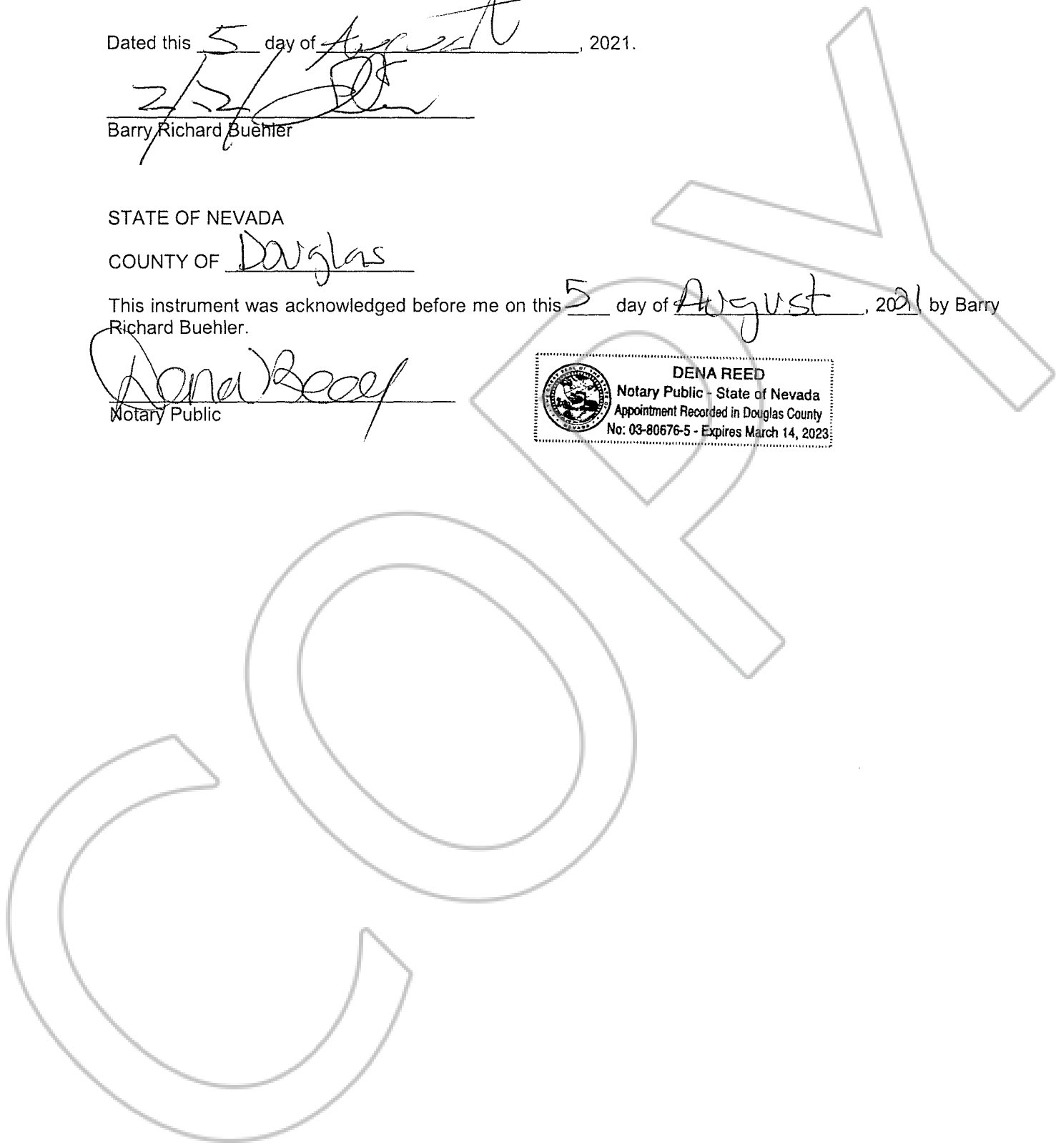
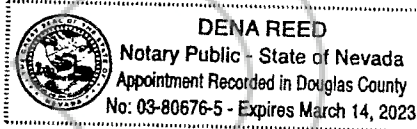


EXHIBIT A

A portion of Lot 3 of the Southwest quarter (SW 1/4) of Section 34, Township 14 North, Range 18 East, M.D.B.&M., described as follows:

Parcel No. 1:

Commencing at the Southeast corner of the parcel of land described in the Deed to Alan Bible and Lucille Bible, recorded in Book Z of Deeds, Page 424, Douglas County, Nevada, records; which point bears North $12^{\circ}44'$ West, a distance of 1758.88 feet from the South quarter corner of said Section 34, Township 14 North, Range 18 East;

Thence from said point of commencement North $89^{\circ}07'$ West, a distance of 150.00 feet to the True Point of Beginning;

Thence continuing North $89^{\circ}07'$ West, a distance of 150.00 feet;

Thence North $0^{\circ}53'$ East, a distance of 80.00 feet;

Thence South $89^{\circ}07'$ East, a distance of 150.00 feet;

Thence South $1^{\circ}17'$ West, a distance of 80.00 feet to the Point of Beginning.

Assessor's Parcel No.: 1418-34-304-011

Parcel No. 2:

An easement for ingress and egress, and right of way, contained in Deed to Alan Bible and Lucille Bible, recorded in Book Z of Deeds, Page 424, Douglas County, Nevada, records.

Parcel No. 3 :

Together with an easement over the Easterly ten (10) feet and the Southerly ten (10) feet of said land described in Deed recorded August 6, 1962, in Book 13, Page 129, as Document No. 20571, which is westerly of and adjacent to the above described parcel, to permit right of access to the beach.

Parcel No. 4:

An easement of access to the beach, upon the terms and conditions therein, as shown in document entitled Judgment and Order, filed in the Ninth Judicial District Court of the State of Nevada in and for the County of Douglas, as Case No. 96-CV-0297, recorded August 31, 1998 in Book 898, Page 6758, as Document No. 448392 and recorded October 20, 1998 in Book 1098, at Page 3755, as Document No. 452077.

Note: the above legal description previously appeared in Deed, recorded September 30, 1991, in Book 991, Page 4721, as Document No. 261493, of Official Records.

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1418-34-304-011
 b) _____
 c) _____
 d) _____

2. Type of Property:
 a) Vacant Land b) Sgl. Fam. Residence
 c) Condo/Twnhse d) 2-4 Plex
 e) Apt. Bldg. f) Comm'l/Ind'l
 g) Agricultural h) Mobile Home
 Other: _____

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument No.:	_____
Book _____	Page _____
Date of Recording:	_____
Notes:	_____

3. a. Total Value/Sale Price of Property: \$1,495,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)
 c. Transfer Tax Value: \$1,495,000.00
 d. Real Property Transfer Tax Due: \$5,830.50

4. **IF EXEMPTION CLAIMED:**
 a. Transfer Tax Exemption, per NRS 375.090, Section: _____
 b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage Being Transferred: 100.00%

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 the 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: _____ Grantor _____
 Signature: _____ Capacity: _____ Grantee _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Barry Richard Buehler
 Address: P.O. Box 10030
 City: Zephyr Cove
 State: NV Zip: 89448

Print Name: Andrew Chesler and Ellen Chesler
 Address: P.O. Box 392
 City: Zephyr Cove
 State: Nevada Zip: 89448

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

Print Name: First Centennial Title Company of Nevada Esc. #: 21017847-DR
 Address: 896 W Nye Ln, Ste 104
 City: Carson City State: NV Zip: 89703