

DOUGLAS COUNTY, NV **2021-973712**
RPTT:\$2827.50 Rec:\$40.00
\$2,867.50 Pgs=3 **09/08/2021 01:59 PM**
STEWART TITLE COMPANY - NV
KAREN ELLISON, RECORDER

A.P.N. No.:	1320-06-001-005
R.P.T.T.	\$2,827.50
File No.:	1367036 WLD
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
Matthew R. McMackin	
2678 Stewart Ave	
Minden, NV 89423	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Lawrence E. Cross and Kristi Stuart Cross, husband and wife, as Joint Tenants with Rights of Survivorship** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Matthew R. McMackin, an unmarried man**, 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.

***SUBJECT TO:**

1. Taxes for the fiscal year;
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: September 3, 2021

SIGNATURES AND NOTARY ON PAGE 2
THIS GRANT BARGAIN SALE DEED MAY BE SIGNED IN COUNTERPART.

Lawrence E. Cross
Lawrence E. Cross

Kristi Stuart Cross
Kristi Stuart Cross

State of Nevada)
County of Douglas) ss

This instrument was acknowledged before me on the 7th day of September, 2021
By: Lawrence E. Cross and Kristi Stuart Cross

Signature: M. Bowlen
Notary Public

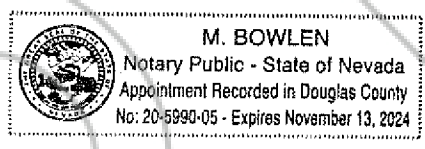


EXHIBIT "A" LEGAL DESCRIPTION

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

Parcel 1:

BEGINNING at a point that bears South 53°06'30" West a distance of 2,177.82 feet from the Northeast corner of Section 6, Township 13 North, Range 20 East, M.D.B.&M. said point also being the Southeast corner of a parcel conveyed to Andrew J. Goulart and wife, recorded August 4, 1965, in Book 33, Page 359; thence along the Easterly boundary of said Goulart parcel the following three courses and distances: North 17°51" West, 480.77 feet; North 88°45'30" West, 57.56 feet; and North 4°24" West, 14.56 feet to a point on the South boundary of that certain parcel described in Deed recorded July 12, 1954, in Book B-1, Page 137; thence North 1°12'30" West along the Easterly boundary of Deed recorded in Book B-1, Page 137, a distance of 47.63 feet to a point; thence North 87°05'37" East a distance of 296.23 to a point on the Westerly boundary of that parcel conveyed in Book B-1, Page 136; thence the following three courses and distances as described in Deed recorded in Book B-1, Page 136: South 0°27' West a distance of 232.24 feet to a point; South 88°44' East, 508.41 feet; South 1°23' West, 300.83 feet to a point; thence North 89°19' West a distance of 587.06 feet to the True Point of Beginning, being a portion of the Northeast 1/4 of Section 6, Township 13 North, Range 20 East, M.D.B.&M. according to the official map.

Parcel 2:

A Right of way for roadway and utility purposes 25 feet in width running from the above described parcel Northerly to Johnson Lane 25 feet West and parallel with the Easterly boundary of that certain Deed recorded in Book E-1, Page 124.

Said land is shown on that certain Record of Survey for E. M. and William Johnson recorded December 24, 1970 as Document No. 50695, Official Records of Douglas County, Nevada.

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1320-06-001-005
 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'/Ind'l
 g. Agricultural h. Mobile Home
 Other _____

FOR RECORDERS OPTIONAL USE ONLY
 Book _____ Page: _____
 Date of Recording: _____
 Notes: _____

3. a. Total Value/Sales Price of Property \$ 725,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) ()
 c. Transfer Tax Value: \$ 725,000.00
 d. Real Property Transfer Tax Due \$ 2,827.50

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section _____
 b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____ %
 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 M Bowen Capacity ESROW Agent
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Lawrence E. Cross and Kristi Stuart
Cross
 Address: 933 Michael Lane
 City: Minden
 State: NV Zip: 89423

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Matthew R. McMackin
 Address: 2678 Stewart Ave
 City: Minden
 State: NV Zip: 89423

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Stewart Title Company Escrow # 1367036 WLD
 Address: 1362 Hwy 395, Suite 109
 City: Gardnerville State: NV Zip: 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED