

DOUGLAS COUNTY, NV

**2021-977493**

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=7

11/22/2021 04:07 PM

STEWART TITLE COMPANY - NV

KAREN ELLISON, RECORDER

E03

APN: 1121-09-000-005

Recording Requested by: Stewart Title Company

Return To: Stewart Title Company

Address: 1362 Hwy 395, Suite 109  
Gardnerville, NV 89410

Grant, Bargain and Sale Deed

(Title of Document)

**\*\*Document number 0478387 is being re-recorded to correct legal description to the attached Exhibit '1'**

This page is added to provide additional information required by NRS 111.312 Sections 1-2

(Additional recording fee applies)

This cover page must be typed or printed in BLACK ink only

December 3, 1998

LEGAL DESCRIPTION  
FOR ADJUSTED APN 35-210-03

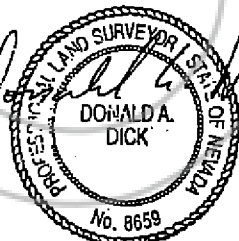
All that certain Real Property situated in the County of Douglas, State of Nevada and more particularly described as follows:

Beginning at the N $\frac{1}{4}$  of Section 9, Township 11 North, Range 21 East, M.D.B. & M., thence through the following courses;

1. North 87°13'00" East, along the section line, 418.17 feet;
2. South 00°23'34" West, 361.07 feet;
3. South 54°42'29" West, 547.55 feet to the Easterly right-of-way of Highway 395 as also a point on a curve, concave to the South West, having a radius of 3075.00 feet and a tangent bearing of North 57°34'35" East;
4. North Westerly along said curve through a central angle of 00°57'48" and an arc length of 51.70 feet;
5. North 33°33'13" West, 497.72 feet;
6. North 75°38'58" East, 346.63 feet;
7. North 00°23'53" West, 113.08 feet to the TRUE POINT OF BEGINNING.

Contains 7.00 +/- Acres

The bearing of S 87°13' W as shown between the N  $\frac{1}{4}$  of Section 9 and the NE corner of Section 9, T.11 N., R.21 E., M.D.B. & M., per corrective dependent resurvey by Robert A. Pratt, dated September 7, 1989, was used for the Basis of Bearings for this description.



12/3/98

11- ✓ PD. 204 1399  
GARDNERVILLE NV 89410

APN 35-210-03

R.P.T.T. \$ 97.50 Grant, Bargain, and Sale Deed

The GRANTOR, Richard D. Chinn and Betty C. Chinn, for and in consideration of \$75,000.00 (Seventy Five Thousand and 0/100ths Dollars dollars) in hand paid, conveys and Grant, Bargain, Sell and Convey to Celestena A. Glover and Donald P. Glover, as Joint Tenants GRANTEE, all that real property situated in the County of Douglas and the State of Nevada being Assessors Parcel Number #35-210-03, specifically described as follows:

See Full Legal Description attached:

TOGETHER with all and singular the tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or in anywise appertaining, and any reversions, remainders rents, issues of profits thereof.

WITNESS my hand this \_\_\_\_\_ day of October, 1999.

Richard D Chinn  
RICHARD D. CHINN

Betty C Chinn  
BETTY C. CHINN

STATE OF Nevada

COUNTY OF Douglas

On this day personally appeared, before me Richard D Chinn; Betty C Chinn to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal on this 8th

October, 19 99

Fern Kay Capra

My Commission Expires: 4-24-2002



0478387

BK1099PG1517

EXHIBIT "A"  
LEGAL DESCRIPTION

All that certain lot, piece, or parcel of land situate in the N 1/2 of the N 1/2 of Section 9, T. 11 N., R. 21 E., M.D.B.&M. in Douglas County, Nevada, more particularly described as follows:

Commencing at the 16th corner which is the Southeast corner of the W 1/2 of the NE 1/4 of said Section 9, proceed N. 35°14'18"W 2194.70 feet, to the TRUE POINT OF BEGINNING, which is located at a concrete monument on the easterly right-of-way line of Highway 395, 75 feet right of Engineers Station 216+19.90 P.T.; thence along the said easterly right-of-way line around a curve to the right which has a radius of 3075 feet, a central angle of 0°57'48" and a chord distance of 51.70 ft., to the southermost corner of the property; thence N 54°37'E., 550.38 ft., to the southeastern corner of the parcel; thence North 300.00 ft., to the northeastern corner of the parcel; thence West, 507.93 ft., to a point; thence S. 56°19'W., 293.41 ft., to the westernmost corner of the parcel, which is on the easterly right-of-way line of Highway 395, at a concrete monument 75 ft. right of Engineer's Station 221+15.85 P.C.; thence along said right-of-way line S. 33°41'E., 495.95 ft. to the TRUE POINT OF BEGINNING.

Said parcel is shown as Parcel A on that record of survey for STODDARD JACOBSEN recorded May 7, 1965 in Book 31 of Official Records at Page 255, Douglas County, Nevada.

THE SAID LAND CONTAINS A MOBILE HOME AND ACCOMPANYING OUT BUILDINGS.

0478387

BK1099PG1518

December 3, 1998

LEGAL DESCRIPTION  
FOR ADJUSTED APN 35-210-03

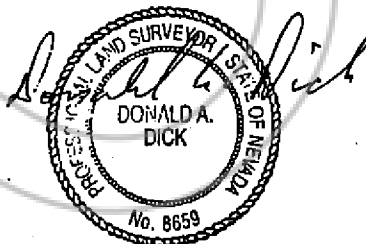
All that certain Real Property situated in the County of Douglas, State of Nevada and more particularly described as follows:

Beginning at the N¼ of Section 9, Township 11 North, Range 21 East, M.D.B. & M., thence through the following courses;

1. North 87°13'00" East, along the section line, 418.17 feet;
2. South 00°23'34" West, 361.07 feet;
3. South 54°42'29" West, 547.55 feet to the Easterly right-of-way of Highway 395 as also a point on a curve, concave to the South West, having a radius of 3075.00 feet and a tangent bearing of North 57°34'35" East;
4. North Westerly along said curve through a central angle of 00°57'48" and an arc length of 51.70 feet;
5. North 33°33'13" West, 497.72 feet;
6. North 75°38'58" East, 346.63 feet;
7. North 00°23'53" West, 113.08 feet to the TRUE POINT OF BEGINNING.

Contains 7.00 +/- Acres

The bearing of S 87°13' W as shown between the N ¼ of Section 9 and the NE corner of Section 9, T.11 N., R.21 E., M.D.B. & M., per corrective dependent resurvey by Robert A. Pratt, dated September 7, 1989, was used for the Basis of Bearings for this description.



0478387

BK1099PG1519

Lot name: 03

North: 9937.4230 East: 12499.4147  
Line Course: N 87-13-00 E Length: 418.17  
North: 9957.7290 East: 12917.0913  
Line Course: S 00-23-34 W Length: 61.38  
North: 9896.3505 East: 12916.6706  
Line Course: S 00-23-34 W Length: 299.69  
North: 9596.6675 East: 12914.6161  
Line Course: S 54-42-29 W Length: 547.55  
North: 9280.3244 East: 12467.6955  
Curve Length: 51.70 Radius: 3075.00  
Delta: 0-57-48 Tangent: 25.85  
Chord: 51.70 Course: N 33-04-19 W  
Course In: S 57-24-35 W Course Out: N 56-26-47 E  
RP North: 7624.0438 East: 9876.8733  
End North: 9323.6486 East: 12439.4830  
Line Course: N 33-33-13 W Length: 497.72  
North: 9738.4330 East: 12164.3847  
Line Course: N 75-38-58 E Length: 346.63  
North: 9824.3466 East: 12500.1990  
Line Course: N 00-23-53 W Length: 113.08  
North: 9937.4239 East: 12499.4134

Perimeter: 2335.92 Area: 304,983 sq.ft. 7.00 acres

Mapcheck Closure - (Uses listed courses, radii, and deltas)  
Error Closure: 0.0016 Course: N 54-42-57 W  
Error North: 0.00091 East: -0.00129  
Precision 1: 1,479,788.98

0478387  
BK1099PG1520

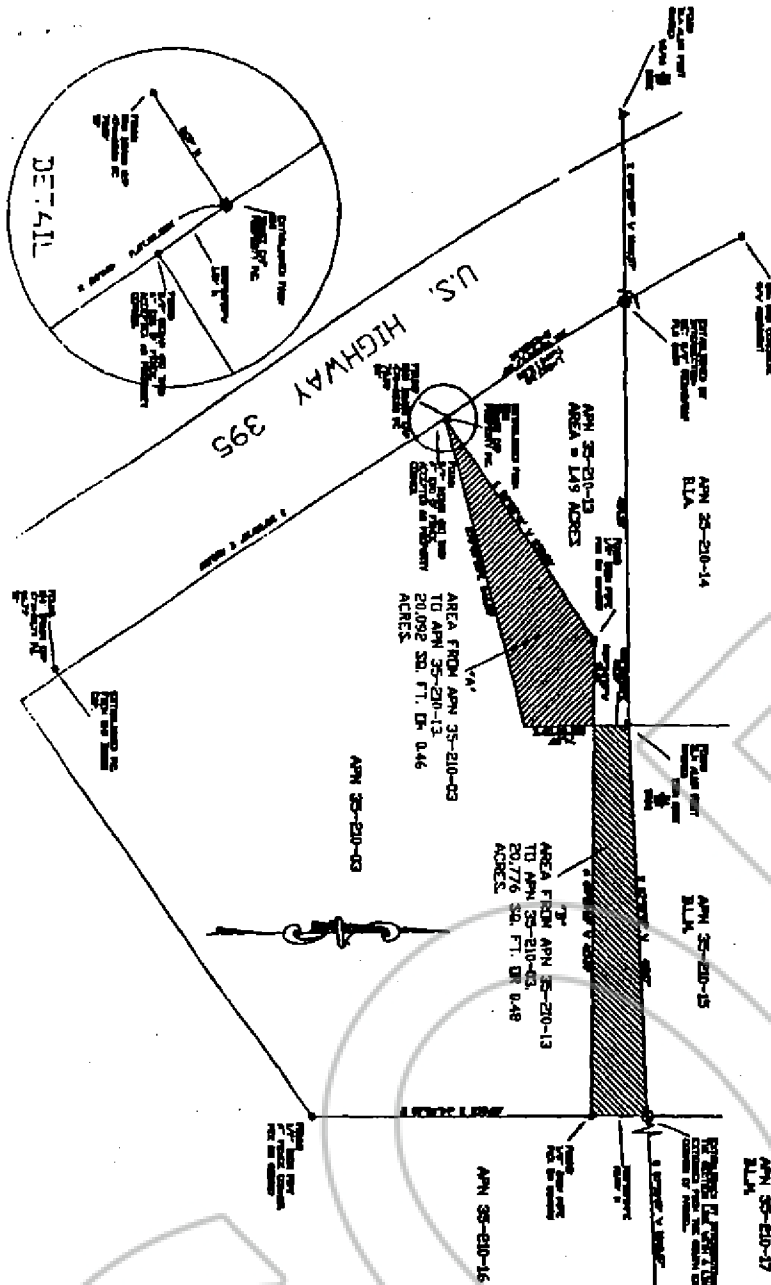


EXHIBIT "B"

Certified Copy

The foregoing instrument is a full, true and correct copy of the original on file in the office of the County Recorder of Douglas County, State of Nevada. Per NRS 239b.030 Sec.5 the SSN may be redacted, but in no way affects the legality of the document.

Witnessed my hand this 18<sup>th</sup>  
 day of NOVEMBER 2021  
 By: [Signature]  
 Deputy Recorder

0474304  
 BK0899PG2154

REQUESTED BY  
Cristina & Donald Glover  
 IN OFFICIAL RECORDS OF  
 DOUGLAS CO., NEVADA

1999 OCT -8 PM 3:41  
 LINDA SLATER  
 RECORDER  
 \$11.00 PAID BY DEPUTY

0478387  
 BK1099PG1521  
 1999-478387

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1121-09-000-005  
 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'l/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 \$ 0.00  
 b. Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
 c. Transfer Tax Value: \$ 0.00  
 d. Real Property Transfer Tax Due \$ 0.00

4. **If Exemption Claimed:**  
 a. Transfer Tax Exemption per NRS 375.090, Section #3  
 b. Explain Reason for Exemption: Re-recording document number 478387 to correct legal description

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 \_\_\_\_\_ Capacity Escrow Agent  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: Richard D. Chinn and Betty C. Chinn  
 Address: 1362 US Hwy 395 N Ste. 109  
 City: Gardnerville  
 State: NV Zip: 89410

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: Celestena A. Glover and Donald P. Glover  
 Address: P.O. Box 1399  
 City: Gardnerville  
 State: NV Zip: 89410

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 Print Name: Stewart Title Company Escrow # 1424024 WLD  
 Address: 1362 Hwy 395, Suite 109  
 City: Gardnerville State: NV Zip: 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED