

DOUGLAS COUNTY, NV **2021-977992**
RPTT:\$2145.00 Rec:\$40.00
\$2,185.00 Pgs=3 12/03/2021 03:29 PM
FIRST AMERICAN TITLE SPARKS
KAREN ELLISON, RECORDER

A.P.N.: 1220-10-410-011
File No: 125-2635818 (JP)
R.P.T.T.: \$2,145.00

When Recorded Mail To: Mail Tax Statements To:
Michael Kees and Christine Lee Kees
1011 Tumbleweed Court
Gardnerville, NV 89460

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Colleen M. Goulart, an unmarried woman, as surviving joint tenant

do(es) hereby *GRANT, BARGAIN and SELL* to

Michael Kees and Christine Lee Kees, husband and wife as joint tenants

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

A PARCEL OF LAND LOCATED WITHIN A PORTION OF THE SOUTH ONE-HALF (S 1/2) OF SECTION 10, TOWNSHIP 12 NORTH, RANGE 20 EAST, M.D.M., DOUGLAS COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 2" I.P. AT THE ANGLE POINT ON THE NORTH LINE OF LOT 11 OF THE GARDNERVILLE RANCHOS UNIT NO. 1, DOCUMENT NO. 26665, SAID POINT BEARS NORTH 42° 15' 47" WEST, 391.46 FEET FROM THE WESTERLY RIGHT OF WAY OF RIVER VIEW DRIVE,

**THENCE SOUTH 42°15'47" EAST, 320.80 FEET;
THENCE SOUTH 89°48'00" WEST, 146.47 FEET;
THENCE NORTH 00°12'00" WEST, 18.00 FEET;
THENCE SOUTH 89°48'00" WEST, 194.76 FEET;
THENCE SOUTH 81°33'35" WEST, 29.12 FEET;**

THENCE NON-TANGENT TO THE PRECEDING COURSE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 45.00 FEET, A CENTRAL ANGLE OF 72°05'53" AND ARC LENGTH OF 56.63 FEET, AND A CHORD BEARING OF NORTH 54°09'04" WEST, 52.96 FEET;

**THENCE NORTH 00°12'00" WEST, 269.41 FEET;
THENCE SOUTH 69°15'31" EAST, 211.24 FEET TO THE POINT OF BEGINNING.**

REFERENCE IS MADE TO RECORD OF SURVEY TO SUPPORT A BOUNDARY LINE

ADJUSTMENT FILED FOR RECORD WITH THE DOUGLAS COUNTY RECORDER ON MAY 2, 1994 IN BOOK 594 AT PAGE 120, AS DOCUMENT NO. 336569, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.

THE ABOVE METES AND BOUNDS DESCRIPTION PREVIOUSLY APPEARED IN DOCUMENT RECORDED OCTOBER 14, 2010 IN BOOK 1010, PAGE 2630, AS DOCUMENT NO. 772124, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.

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

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1220-10-410-011
- 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

Book _____ Page: _____

Date of Recording: _____

Notes: _____

- 3. a) Total Value/Sales Price of Property: \$550,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$550,000.00
- d) Real Property Transfer Tax Due \$2,145.00

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: _____
- b. Explain reason for exemption: _____

5. Partial Interest: Percentage being transferred: 100 %

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: [Signature]

Capacity: [Signature]

Signature: _____

Capacity: _____

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

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

Print Name: Colleen Goulart

Print Name: Lee Kees

Address: PO Box 2731

Address: 1011 Tumbleweed Court

City: Minden

City: Gardnerville

State: NV Zip: 89423

State: NV Zip: 89460

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

Print Name: First American Title Insurance Company

File Number: 125-2635818 JP/ dm

Address: 4860 Vista Blvd, Suite 200

City: Sparks

State: NV Zip: 89436

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)