

DOUGLAS COUNTY, NV **2022-979550**  
RPTT:\$2691.00 Rec:\$40.00  
\$2,731.00 Pgs=3 01/07/2022 02:16 PM  
STEWART TITLE COMPANY - NV  
KAREN ELLISON, RECORDER

<b>A.P.N. No.:</b>	1319-18-210-008
<b>R.P.T.T.</b>	\$2,691.00
<b>File No.:</b>	1483523 SA
<b>Recording Requested By:</b>	
Stewart Title Company	
<b>Mail Tax Statements To:</b>	<i>Same as below</i>
<b>When Recorded Mail To:</b>	
James MS Gottula	
1907 Bayview Avenue	
Belmont, CA 94002	

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Stephen Walsh, Douglas County Public Administrator, Administrator of The Estate of Evan Jones, deceased, and pursuant to the Amended Order Confirming Sale, in Probate Case 2021-PB-00073, which copy is being recorded concurrently herewith** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **James MS Gottula, 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: 12-27-2021

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

The Estate of Evan D. Jones

By: Stephen Walsh  
Stephen Walsh, Douglas County  
Public Administrator

State of Nevada )  
 ) ss  
County of )  
Douglas

This instrument was acknowledged before me on the 27 day of December, 2021  
By: Stephen Walsh as Douglas County Public Administrator of The Estate of Evan D. Jones

Signature: Cynthia Haggard  
Notary Public

My Commission Expires: 3.12.2025



## EXHIBIT "A" LEGAL DESCRIPTION

File No.: 1483523

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

A parcel of land lying wholly within the Northwest  $\frac{1}{4}$  of Section 18, Township 13 North, Range 19 East, M.D. B. & M., described as follows:

COMMENCING at the West  $\frac{1}{4}$  corner of said Section 18, Thence North along the West line of said Section 18 North  $00^{\circ}23'38''$  East a distance of 852.11 feet; thence leaving said section line North  $89^{\circ}38'45''$  East a distance of 546.56 feet to the most Westerly corner of Lot 1 of Kingsbury Acres No. 1 as recorded in the Office of the County Recorder of Douglas County, Nevada, said point being the True Point of Beginning; thence North  $23^{\circ}50'00''$  East 84.77 feet; thence North  $20^{\circ}26'35''$  West 230.00 feet; thence South  $69^{\circ}33'25''$  West 110.00 feet; thence South  $20^{\circ}26'35''$  East 272.11 feet; thence North  $89^{\circ}38'45''$  East 54.11 feet to the True Point of Beginning.

Said Parcel is also know as Lot 1, Kingbury Acres No. 4, an unofficial Subdivision and set forth as such on County Assessor's Parcel Maps which are unrecorded maps.

NOTE: The above metes and bounds description appeared previously in that certain Deed recorded in the office of the County Recorder of Douglas County, Nevada on October 6, 2011, as Document No. 790674 of Official Records.

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1319-18-210-008  
 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 \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a. Total Value/Sales Price of Property                      \$ 690,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property)    ( \_\_\_\_\_ )  
 c. Transfer Tax Value:    \$ 690,000.00  
 d. Real Property Transfer Tax Due                                \$ 2,691.00

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 %  
 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 EA    Capacity                      Grantor ESCROW  
 Signature \_\_\_\_\_                                      Capacity                      Grantee \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: The Estate of Evan D. Jones  
 Address: P.O. Box 1683  
 City: Minden  
 State: NV                      Zip: 89423

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: James MS Gottula  
 Address: 1907 Bayview Avenue  
 City: Belmont  
 State: CA                      Zip: 94002

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 Print Name: Stewart Title Company                      Escrow # 1483523 SA  
 Address: 1362 Hwy 395, Suite 109  
 City: Gardnerville    State: NV                      Zip: 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED