

DOUGLAS COUNTY, NV **2022-980047**
RPTT:\$780.00 Rec:\$40.00
\$820.00 Pgs=3 01/20/2022 09:08 AM
STEWART TITLE COMPANY - NV
KAREN ELLISON, RECORDER

A.P.N. No.:	1421-00-002-016
R.P.T.T.	\$ 780.00
File No.:	1524526 SA
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
Kelly Rosser and Karin F. Rosser	
2721 Juniper Valley Ranch Road	
Minden, NV 89423	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Theodore B. Henson, an unmarried man who acquired title as Theodore B. Henson** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Kelly Rosser and Karin F. Rosser husband and wife as Joint Tenants**, 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: 1-17-2022

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

Theodore B Henson
Theodore B. Henson

State of Nevada)
) ss
County of)
Douglas

This instrument was acknowledged before me on the 17 day of January, 2022
By: Theodore B. Henson

Signature: Cynthia Haggard
Notary Public

My Commission Expires: 3.12.2025

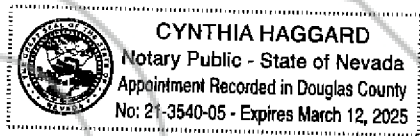


EXHIBIT "A" LEGAL DESCRIPTION

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

Parcel 1:

A parcel of land situated in and being a portion of the Northwest 1/4 of Section 31, Township 14 North, Range 21 East, M.D.B.&M., Douglas County, Nevada, more particularly described as follows:

Commencing at the found brass capped West 1/4 corner of Section 31, Township 14 North, Range 21 East, proceed North 86°50'50" East, 853.27 feet along the 1/4 section line, to the True Point of Beginning, which is the Southwest corner of the parcel; proceed thence North 0°08'30" West, 674.68 feet to a point; thence south 86°50'50" West, 91.58 feet to a point; thence North 0°08'30" West, 616.44 feet to the Northwest corner of the parcel; thence North 86°50'50" East, 1061.42 feet to the Northeast corner of the parcel; thence South 0°08'30" East 616.44 feet to a point; thence North 86°50'50" East, 646.52 feet to a point; thence South 0°08'30" East, 674.68 feet to the Southeast corner of the parcel; thence South 86°50'50" West 1616.36 feet along the 1/4 section line to the True Point of Beginning.

EXCEPTING THEREFROM a parcel of land located in the Southeast 1/4 of the Northwest 1/4 of Section 31, Township 14 North, Range 21 East, M.D.B.&M., Douglas County, Nevada, more particularly described as follows:

Commencing at a found brass cap, which is the West 1/4 corner of Section 31, Township 14 North, Range 21 East, M.D.B.&M., proceed North 66°50'50" East, 1176.59 feet to the True Point of Beginning, which is the Southwest corner of the parcel; proceed thence North 00°08'30" West, 337.34 feet to the Northwest corner of the parcel; thence North 89°50'50" East, 1293.04 feet to the Northeast corner of the parcel; thence South 00°08'30" East, 337.34 feet to the Southeast corner of the parcel and also the center of Section 31; thence South 86°50'50" West, 1293.04 feet to the Point of Beginning.

Parcel 2:

Together with an easement for public access and utilities, 50 feet in width, beginning at a point on the Northerly boundary of this parcel, 439.90 feet from the Northwest corner of the parcel and extending thence North 0°08'30" West, 337.34 feet, across the Westerly 50 feet of the Routt Property to the Termination on the Northerly boundary of the Routt Property.

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 August 6, 2007, as Document No. 707041 of Official Records.

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1421-00-002-016
 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 \$ 200,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 c. Transfer Tax Value: \$ 200,000.00
 d. Real Property Transfer Tax Due \$ 780.00

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 [Signature] Capacity Grantor Escrow
 Signature _____ Capacity Grantee

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**
 Print Name: Theodore B. Henson
 Address: P.O. Box 2981
 City: Gardnerville
 State: NV Zip: 89410

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**
 Print Name: Kelly Rosser and Karin F. Rosser
 Address: 2721 Juniper Valley Ranch Road
 City: Minden
 State: NV Zip: 89423

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Stewart Title Company Escrow # 1524526 SA
 Address: 1362 Hwy 395, Suite 109
 City: Gardnerville State: NV Zip: 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED