

DOUGLAS COUNTY, NV
RPTT:\$4251.00 Rec:\$40.00
\$4,291.00 Pgs=3
2022-980859
02/07/2022 02:45 PM
STEWART TITLE COMPANY - NV
KAREN ELLISON, RECORDER

A.P.N. No.:	1219-03-002-006
R.P.T.T.	\$4,251.00
File No.:	1529990 sa
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	Same as below
When Recorded Mail To:	
Jason Ross Culver and Kaylin Marie Culver	
211 Mountain Reach Court	
Gardnerville, NV 89460	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Henry E. Wilson and Marian Wilson, husband and wife as joint tenants** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Jason Ross Culver and Kaylin Marie Culver, 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: 1-5-2022

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

EXHIBIT "A"
LEGAL DESCRIPTION

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

PARCEL 1

All that real property situate in Section 3, Township 12 North, Range 19 East, M.D.B. & M., County of Douglas, State of Nevada, described as follows:

Parcel 4D-2, as set forth on Parcel Map No. 2 for JOE M. EDWARDS, et al, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on March 15, 1993, in Book 393, Page 3042, as Document No. 302061.

PARCEL 2

Together with an exclusive fire and access easement described as follows:

COMMENCING at the West 1/4 corner of Section 3, as shown on Parcel Map recorded as Document No. 297458, Douglas County, Nevada, thence South 00°09'00" East, 234.90 feet; thence South 00°06'52" East, 174.97 feet; thence along the South line of Parcel 4D-1 South 88°42'59" East, 356.11 feet to the Southeast corner of Parcel 4D-1, said point also being the TRUE POINT OF BEGINNING; thence North 88°42'59" West, 19.69 feet; thence along a non-tangent curve to the right with radius of 45.00 feet, central angle of 72°22'46" and arc length of 56.85 feet (chord bears North 47°44'27" East 53.14 feet); thence on a non-tangent curve to the left with radius of 45.00 feet; central angle of 54°26'33" and arc length of 42.76 feet (chord bears South 28°30'17" West, 41.17 feet) to the TRUE POINT OF BEGINNING.

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 December 29, 2020, as Document No. 2020-959115 of Official Records.

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 - a) 1219-03-002-006
 - b) _____
 - c) _____
 - d) _____
2. Type of Property:

a. <input type="checkbox"/> Vacant Land	b. <input checked="" type="checkbox"/> Single Fam. Res.
c. <input type="checkbox"/> Condo/Twnhse	d. <input type="checkbox"/> 2-4 Plex
e. <input type="checkbox"/> Apt. Bldg.	f. <input type="checkbox"/> Comm'l/Ind'l
g. <input type="checkbox"/> Agricultural	h. <input type="checkbox"/> Mobile Home
<input type="checkbox"/> Other _____	

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

3. a. Total Value/Sales Price of Property \$ 1,090,000.00
- b. Deed in Lieu of Foreclosure Only (value of property) (_____)
- c. Transfer Tax Value: \$ 1,090,000.00
- d. Real Property Transfer Tax Due \$ 4,251.00
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 <u>SWA</u>	Capacity	Grantor <u>Escrow</u>
Signature _____	Capacity	Grantee _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Henry E. Wilson and Marian Wilson
 Address: 4787 Jackson Square Drive
 City: Conroe
 State: TX Zip: 77304

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Jason Ross Culver and Kaylin Marie Culver
 Address: 211 Mountain Reach Court
 City: Gardnerville
 State: NV Zip: 89460

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Stewart Title Company Escrow # 1529990 sa
 Address: 1362 Hwy 395, Suite 109
 City: Gardnerville State: NV Zip: 89410