

DOUGLAS COUNTY, NV

2022-981389

RPTT:\$343.20 Rec:\$40.00

\$383.20 Pgs=4

02/18/2022 10:43 AM

SIGNATURE TITLE - MINDEN

KAREN ELLISON, RECORDER

A.P.N.: 102213001004

RECORDING REQUESTED BY:

**Signature Title Company LLC
1664 Highway 395 Suite 106
Minden, NV 89423**

**MAIL RECORDED DOCS AND
TAX STATEMENTS TO:**

**John Robert Heldman
1327 Jackie Lane
Minden, NV 89423**

Escrow No.: 710084-NF

RPTT \$343.20

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

Wild West Land Company, a California Corporation

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell, and Convey to:

John Robert Heldman, an unmarried man

all that real property in the City of Wellington, County of Douglas, State of Nevada, described as follows:

See Attached Exhibit "A"

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Signature Page attached and made a part hereof.

Wild West Land Company, a California Corporation

Christopher Adam Gibson

By: Christopher Adam Gibson, Director

STATE OF
COUNTY OF

} ss:

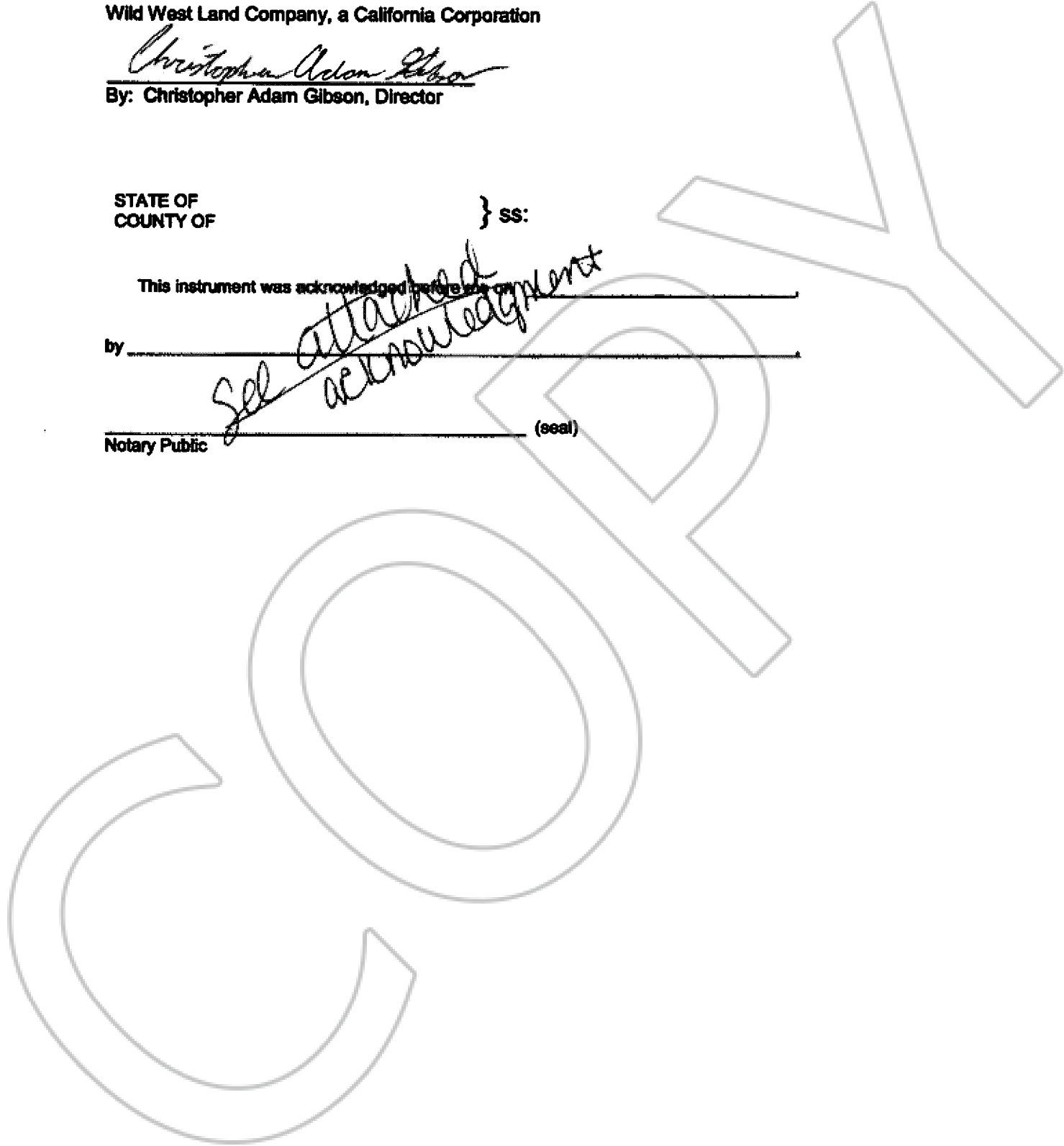
This instrument was acknowledged before me on _____

by _____

Notary Public

(seal)

See attached acknowledgment





All-purpose Acknowledgment California

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

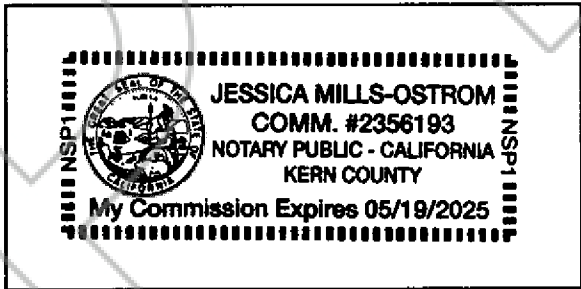
State of California

County of Kern

On 02/09/2022 before me, Jessica Mills-Ostrom, Notary Public (here insert name and title of the officer),

personally appeared Christopher adam Gibson

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



Notary Seal

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Handwritten Signature]

For Bank Purposes Only

Description of Attached Document

Type or Title of Document grant, bargain, sale deed

Document Date 29-2-22 Number of Pages 2

Signer(s) Other Than Named Above _____

Account Number (if applicable) _____



F001-000DSG5350CA-01

LEGAL DESCRIPTION

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, AND IS DESCRIBED AS FOLLOWS:

That portion of Parcel 44 as shown on record of survey, recorded October 10, 1969, File No. 45991 and being a portion of Sections 13 and 14, Township 10 North, Range 22 East, M.D.B.&M., described as follows:

Commencing at a Section corner common to Sections 11, 12, 13 and 14, in Township 10 North, Range 22 East, M.D.B.&M.; thence along the Northerly line of said Section 13, North $88^{\circ}12'54''$ East 2,934.94 feet to the true point of commencement; thence from the true point of commencement South $01^{\circ}49'49''$ East 980.83 feet to a point in the centerline of Bosler Way, a 60 foot road easement; thence along said centerline, South $74^{\circ}27'$ East 476.75 feet; thence leaving said centerline, North $01^{\circ}49'45''$ West 1,122.98 feet; thence South $88^{\circ}12'09''$ West 455.00 feet to the true point of commencement.

NOTE: The above metes and bounds description appeared previously in that certain Grant, Bargain, Sale Deed recorded in the office of the County Recorder of Douglas County, Nevada on May 25, 2001, as Document No. 514930, of Official Records.

APN: 1022-13-001-004

STATE OF NEVADA
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

- a) 102213001004
- 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 RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property) \$88,000.00
Transfer Tax Value \$88,000.00
Real Property Transfer Tax Due: \$343.20

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 *W. Frey* *Agent*
Signature _____

SELLER (GRANTOR) INFORMATION

(Required)

Print Name: Wild West Land Company, a California Corporation
Address: 2724 McCray Rd
Lake Isabella, CA 93240

BUYER (GRANTEE) INFORMATION

(Required)

Print Name: John Robert Heldman
Address: 1327 Jackie Lane
Minden, NV 89423

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

Print Name: Signature Title Company LLC Escrow #: 710084-NF
Address: 1664 Highway 395 Suite 106, Minden, NV 89423

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED