

DOUGLAS COUNTY, NV **2022-982374**
RPTT:\$1794.00 Rec:\$40.00
\$1,834.00 Pgs=3 **03/11/2022 01:49 PM**
TICOR TITLE - GARDNERVILLE
KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO:
D.E. Jansse & Company, INC.
PO Box 52
Genoa, NV 89411

MAIL TAX STATEMENTS TO:
Same as above

Escrow No. 2200909-RLT

The undersigned hereby affirms that this document submitted for recording does not contain the social security number of any person or persons.
(Pursuant to NRS 239b.030)

APN No.: 1219-16-002-020
R.P.T.T. \$1,794.00

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Brian Gentry and Lauri Gentry husband and wife as joint tenants who acquired title as Brian & Lauri Gentry

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to D.E. Jansse & Company, INC. a Nevada Corporation

all that real property situated in the County of Douglas, State of Nevada, described as follows:
SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

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

Signature and notary acknowledgement on page two.

Brian Gentry
Brian Gentry

Lauri Gentry
Lauri Gentry

STATE OF NEVADA
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on ,
by Brian Gentry and Lauri Gentry

3/10/2022

NOTARY PUBLIC

This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow
No. 02200909.



Escrow No. 2200909-RLT

**EXHIBIT A
LEGAL DESCRIPTION**

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

All that certain real property situate within portion of Section 15, Township 12 North, Range 19 East, M.D.M., County of Douglas, State of Nevada, being a portion of Lot 40, Block 4 of Job's Peak Ranch, Unit 1, Document No. 415114, Official Records of Douglas County, Nevada, being more particularly described as follows:

LOT 40 in Block 4 of said Job's Peak Ranch, Unit 1, excepting therefrom the following described area:

Beginning at the northeasterly corner of said Lot 40, said point lying within a curve on the westerly line of Five Creek Road as shown on said Job's Peak Ranch, Unit 1, having a radius of 285.00 feet, the radius point of said curve bears South 80°26'04" West;

Thence along said line of Five Creek Road southerly along said curve 157.41 feet through a central angle of 31°38'40", the chord of said curve is South 6°15'24" West, 155.41 feet to a point of cusp and the beginning of a non-tangent curve to the left having a radius of 340.00 feet, the radius point of said curve bears North 74°18'31" West;

Thence leaving said line of Five Creek Road northerly along said curve 153.50 feet through a central angle of 25°52'00", the chord of said curve is North 2°45'29" East, 152.20 feet to a point on the northerly line of said Lot 40;

Thence along said line North 75°36'40" East, 9.93 feet to the point on beginning and end of this description.

APN: 1219-16-002-020

Note: Document No. 766214 is provided pursuant to the requirements of Section 6.NRS 111.312.

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a. 1219-16-002-020
 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 ONLY	
Book _____	Page _____
Date of Recording: _____	
Notes: _____	

3. a. Total Value/Sales Price of Property: \$ 460,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) \$ _____
 c. Transfer Tax Value \$ 460,000.00
 d. Real Property Transfer Tax Due: \$ 1,794.00

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 Agent
 Signature _____ Capacity _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**
 Print Name: Brian Gentry and Lauri Gentry
 Address: 28338 Hidden Hills Drive
 City: Santa Clarita CA 91390
 State: Zip: _____

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**
 Print Name: D.E. Jansse & Company, INC.
 Address: PO Box 52
 City: Genoa
 State: NV Zip: 89411

COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)
 Print Name: Ticor Title of Nevada, Inc. Escrow No.: 02200909-020-RLT
 Address: 1483 US Highway 395 N, Suite B
 City, State, Zip: Gardnerville, NV 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED