

DOUGLAS COUNTY, NV
RPTT:\$1657.50 Rec:\$40.00
\$1,697.50 Pgs=3
TICOR TITLE - GARDNERVILLE
KAREN ELLISON, RECORDER

2022-982625

03/17/2022 02:39 PM

WHEN RECORDED MAIL TO:
Ronald Lorenz
Sandra Lorenz
4256 Kyle Drive
Wellington NV 89444

MAIL TAX STATEMENTS TO:
Same as above

Escrow No. 2200499-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.: 1022-13-002-012
R.P.T.T. \$1,657.50

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Brian Stutzman a single man

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Ronald Lorenz and Sandra Lorenz husband and wife as joint tenants with right of survivorship

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.

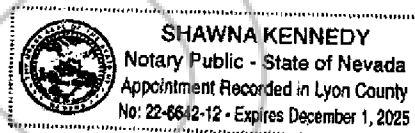


Brian Stutzman

STATE OF NEVADA
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on, 2.18.22
by Brian Stutzman


NOTARY PUBLIC

This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow
No. 02200499.

**EXHIBIT A
LEGAL DESCRIPTION**

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

A portion of Section 13, Township 10 North, Range 22 East, M.D.B.&M. described as follows:

Commencing at the section corner to Sections 11, 12, 13, and 14 in Township 10 North, Range 22 East, M.D.B.&M.; thence South $06^{\circ}35'24''$ West 101.97 feet; South $00^{\circ}17'$ West, 1232.87 feet; South $64^{\circ}40'43''$ East, 514.92 feet; South $25^{\circ}26'11''$ West, 1242.12 feet to a point in the centerline of a 60 foot easement known as Kyle Drive; thence along said centerline South $64^{\circ}45'$ East, 640.00 feet to the true point of commencement; thence from the true point of commencement, South $25^{\circ}15'$ West, 535.00 feet; thence South $74^{\circ}09'17''$ East, 1104.96 feet; thence North $10^{\circ}09'$ East, 385.00 feet to a point in the centerline of said Kyle Drive; thence along said centerline along a curve to the right, with a radius of 500 feet with a central angle of $15^{\circ}06'$ an arc distance of 131.77 feet; thence North $64^{\circ}45'$ West, 859.56 feet to the true point of commencement.

TOGETHER WITH a non-exclusive for road and utility purposes over, on and across Kyle Drive and Bosler Way (60 foot easements), as shown on that certain Record of Survey, filed for record October 10, 1969 under Recorder's Serial No. 45991, Map Book 1, Douglas County Records.

EXCEPTING THEREFROM commencing at the Section corner common to Sections 11, 12, 13, and 14, Township 10 North, Range 22 East, M.D.B.&M.; thence South $19^{\circ}32'15''$ East 3461.96 feet to the true point of beginning; thence South $64^{\circ}45'00''$ East 124.56 feet to the beginning of a curve to the left and concave to the North with a radius of 500.00 feet and central angle of $15^{\circ}06'00''$; thence along said curve an arc length of 131.77 feet; thence leaving said curve South $10^{\circ}09'00''$ West 385.00 feet; thence North $74^{\circ}09'17''$ West 359.95 feet; thence North $25^{\circ}15'00''$ East 413.26 feet to the point of beginning.

EXCEPTING THEREFROM commencing at the Section corner common to Sections 11, 12, 13, and 14, Township 20 North, Range 22 East, M.D.B.&M.; thence South $19^{\circ}32'15''$ East 3461.96 feet to the true point of beginning; thence South $25^{\circ}15'00''$ West a distance of 413.26 feet; thence North $74^{\circ}09'17''$ West a distance of 258.47 feet; thence North $25^{\circ}15'00''$ East a distance of 455.49 feet; thence South $64^{\circ}45'00''$ East a distance of 255.00 feet to the True Point of beginning.

APN: 1022-13-002-012

Note: Document No. 2016-876306 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. 1022-13-002-012
 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: \$ 425,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) \$ _____
 c. Transfer Tax Value \$ 425,000.00
 d. Real Property Transfer Tax Due: \$ 1,657.50

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 Stutzman
 Address: PO Box 294538
 City: Kerrville TX 78029
 State: Zip: _____

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**
 Print Name: Ronald Lorenz and Sandra Lorenz
 Address: 4256 Kyle Drive
 City: Wellington NV 89444
 State: Zip: _____

COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)
 Print Name: Ticor Title of Nevada, Inc. Escrow No.: 02200499-020-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