

DOUGLAS COUNTY, NV  
RPTT:\$1989.00 Rec:\$40.00  
\$2,029.00 Pgs=3 03/25/2022 10:21 AM  
SIGNATURE TITLE - MINDEN  
KAREN ELLISON, RECORDER

A.P.N.: 1220-04-101-017

RECORDING REQUESTED BY:  
Signature Title Company LLC  
1664 Highway 395 Suite 106  
Minden, NV 89423

MAIL RECORDED DOCS AND  
TAX STATEMENTS TO:

Jonathan Abbott  
1289 Toler Ln  
Gardnerville, NV 89410

Escrow No.: 710060-NF

RPTT \$1,989.00

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

**Sharyon Katsaris, an unmarried woman**

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

**Jonathan Abbott, an unmarried man**

all that real property in the City of Gardnerville, 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.**

  
\_\_\_\_\_  
Sharyon Katsaris

STATE OF NEVADA  
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on 3/23/2022

by SHARYON KATSARIS

N. Frey  
Notary Public (seal)



## 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:

A parcel of land located in the Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 4, Township 12 North, Range 20 East, M.D.B.&M., in the Town of Gardnerville, County of Douglas, State of Nevada, more particularly described as follows, to-wit:

BEGINNING at the Northwest corner of the parcel on the South side of the County Roadway, a distance of 33.36 feet South of the North line of Township 12 North, said point of beginning being further described as bearing South  $88^{\circ}10'50''$  East, a distance of 917.85 feet from the established  $\frac{1}{16}$  corner of the Township line, said corner bearing North  $77^{\circ}22'20''$  West, a distance of 12.63 feet from the so-called Dettling Monument in Gardnerville; thence from said point of beginning North  $89^{\circ}51'$  East along the roadway right-of-way line, a distance of 60.00 feet to a point; thence South  $0^{\circ}09'$  East along the property and fence line, a distance of 150.00 feet to a point; thence South  $89^{\circ}51'$  West a distance of 60.00 feet to a point; thence North  $0^{\circ}09'$  West, a distance of 150.0 feet to the POINT of BEGINNING.

EXCEPT THEREFROM the Northerly 4 feet of said land for public thoroughfare as Quitclaim deeded to the Board of County Commissioners in Quitclaim Deed dated February 8, 1960, executed by Stanley and Kirstine Bray, husband and wife, et al, recorded February 10, 1960, in Book 1, Page 329, Document No. 15601, Official Records of Douglas County, Nevada.

ALSO FURTHER EXCEPTING THEREFROM any portion of said land thereof that may lie within the line of Toler Avenue (formerly Douglas Avenue), as it now exists.

NOTE: The above metes and bounds description appeared previously in that certain Quitclaim Deed recorded in the office of the County Recorder of Douglas County, Nevada on July 12, 2007, as Document No. 705061 in Book 0707, Page 3968, of Official Records.

APN: 1220-04-101-017

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

**1. Assessor Parcel Number(s)**

- a) 1220-04-101-017
- 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

<b>FOR RECORDER'S OPTIONAL USE ONLY</b>	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

**3. Total Value/Sales Price of Property:**

Deed in Lieu of Foreclosure Only (value of property) \$510,000.00  
Transfer Tax Value \$510,000.00  
Real Property Transfer Tax Due: \$1,989.00

**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 *Sharyon Katsaris*      *Jonathan Abbott*  
Signature \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**

(Required)

Print Name: Sharyon Katsaris  
Address: P.O. Box 1883  
Gardnerville, NV 89410

**BUYER (GRANTEE) INFORMATION**

(Required)

Print Name: Jonathan Abbott  
Address: 1289 Toler Ln  
Gardnerville, NV 89410

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

Print Name: Signature Title Company LLC      Escrow #: 710060-NF  
Address: 1664 Highway 395 Suite 106, Minden, NV 89423

**AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED**