

DOUGLAS COUNTY, NV
RPTT:\$3900.00 Rec:\$40.00
\$3,940.00 Pgs=3 2022-983496
04/08/2022 10:12 AM
STEWART TITLE COMPANY - NV
KAREN ELLISON, RECORDER

A.P.N. No.:	1318-24-302-001
R.P.T.T.	\$3,900.00
File No.:	1323896 WLD
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
Jennifer S. Voorhies	
3180 Vista Lucci	
Reno, NV 89519	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Paul L. Reinschmidt Jr. Trustee of The 2000 Paul & Shirley Reinschmidt Family Trust** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Jennifer S. Voorhies**, a married woman as her sole and separate property, all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

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

Parcel 1:

A portion of the Southeast 1/4 of Section 34, Township 13 North, Range 18 East, M.D.B.&M., in the County of Douglas, State of Nevada, described as follows:

Commencing at the South 1/4 corner of Section 24, Township 13 North, Range 18 East, M.D.B.&M.; thence North 00°13'36" East a distance of 1652.07 feet along the North-South center line of Section 24 to a point on the Northerly right-of-way line of Kingsbury Road; thence Westerly along said right-of-way line North 66°57'56" West a distance of 153.65 feet to a point; thence Westerly along a curve to the left having a radius of 640 feet through a central angle of 47°54'06" for an arc distance of 535.06 feet to a point; thence North 00°00'19" East a distance of 607.00 feet to the True Point of Beginning; thence North 00°00'19" East a distance of 295.15 feet; thence South 89°44'26" East a distance of 60.00 feet; thence South 37°29'15" East a distance of 327.81 feet to a point of tangency of a curve on Laurel Lane having an angle of 43°49'35" and a radius of 155.05 feet; thence South 82°22'10" West a distance of 261.85 feet to the True Point of Beginning.

EXCEPTING THEREFROM ANY MOBILE HOME LOCATED ON SAID LAND.

Parcel 2:

Together with a non-exclusive easement as described in Deed filed for record in the office of the Douglas County Recorder, State of Nevada, on January 17, 1969 in Book 64, Page 512, as Document No. 43494, Official Records.

Parcel 3:

Together with a non-exclusive easement as described in Deed filed for record in the office of the Douglas County Recorder, State of Nevada, on September 5, 1974 in Book 974, Page 94, as Document No. 75169, Official Records.

(One inch Margin on all sides of Document for Recorder's Use Only)

Page 1 of 3

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 AUGUST 22, 2000, Book 800, Page 3875 as Document No. 498075 of Official Records.

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: March 30, 2022

SIGNATURES AND NOTARY ON PAGE 3
THIS GRANT BARGAIN SALE DEED MAY BE SIGNED IN COUNTERPART.



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1318-24-302-001
 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 RECORDERS OPTIONAL USE ONLY
 Book _____ Page: _____
 Date of Recording: _____
 Notes: _____

3. a. Total Value/Sales Price of Property \$ 1,000,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 c. Transfer Tax Value: \$ 1,000,000.00
 d. Real Property Transfer Tax Due \$ 3,900.00

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section _____
 b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____ %
 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 Paul L. Reinschmidt Jr. Capacity Grantor
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Paul L. Reinschmidt Jr. Trustee of The
2000 Paul & Shirley Reinschmidt
Family Trust
 Address: P.O. Box 4322
 City: Stateline
 State: NV Zip: 89449

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Jennifer S. Voorhies
 Address: 3180 Vista Lucci
 City: Reno
 State: NV Zip: 89519

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Stewart Title Company Escrow # 1323896 WLD
 Address: 1362 Hwy 395, Suite 109
 City: Gardnerville State: NV Zip: 89410