

DOUGLAS COUNTY, NV

2022-985014

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=3

05/13/2022 01:25 PM

TICOR TITLE - GARDNERVILLE

KAREN ELLISON, RECORDER

E03

WHEN RECORDED MAIL TO:

John F. Sieben Jr.
Leslie Nims-Sieben
2384 Centennial Drive
Genoa NV 89411

MAIL TAX STATEMENTS TO:

Same As Above

Escrow No. 2201621-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.: 1319-10-101-008

R.P.T.T. \$ 0.00

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That John F Sieben Jr and Leslie Nims-Sieben husband and wife as joint tenants with right of survivorship who acquired title as joint tenants with right of survivorship

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to John F. Sieben Jr. and Leslie Nims-Sieben 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.

BUYERS:

John F. Sieben Jr. Lestie Nims-Sieben
John F. Sieben Jr. Lestie Nims-Sieben

STATE OF NEVADA
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on May 9th 2022
by John F Sieben Jr and Lestie Nims-Sieben

Shawna Kennedy
NOTARY PUBLIC



This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow No. 02201621.

**EXHIBIT A
LEGAL DESCRIPTION**

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

The land referred to herein is situated, in the State of Nevada, County of Douglas, described as follows:

All that certain lot, piece, parcel or portion of land situate, lying and being within the Northeast 1/4 of the Northeast 1/4 of Section 10 and the Northwest 1/4 of the Northwest 1/4 of Section 11, Township 13 North, Range 19 East, M.D.M., Douglas County, Nevada and more particularly described as follows:

Commencing at the most easterly corner of Lot 18 as shown on the map of Genoa Estates, filed for record in Book 38 at page 408 as document number 31256, Official Record of Douglas County, Nevada; thence along the Northeasterly line of said Lot 18 North 38 degrees 02'55" West a distance of 44.84 feet to a point on Margery Lane; thence along the Southeasterly line of Margery Lane North 45 degrees 42'41" East a distance of 309.40 feet to the beginning of a non-tangent curve to the left whose radius point bears North 43 degrees 56'05" West a distance of 250.00 feet through a central angle of 32 degrees 56'43" with an arc length of 143.75 feet and whose chord bears North 29 degrees 35'33" East a distance of 141.78 feet to a point of non-tangent reverse curvature; thence along said reverse curve whose radius point bears South 76 degrees 58'54" East a distance of 25.00 feet with a central angle of 90 degrees 18'11" with an arc length of 39.40 feet and whose chord bears North 58 degrees 10'12" East a distance of 35.45 feet to a point on the Southerly line of Centennial Drive; thence leaving said Margery Lane and along said Southerly line of Centennial Drive South 76 degrees 3.5'04" East a distance of 324.20 feet to the TRUE POINT OF BEGINNING; thence continuing along said Southerly line of Centennial Drive South 76 degrees 15'04" East a distance of 306.68 feet to the beginning of a non-tangent curve to the right whose radius bears South 14 degrees 17'08" West a distance of 25.00 feet with a central angle of 99 degrees 34'44" and an arc length of 43.45 feet and whose chord bears South 25 degrees 55'31" East a distance of 38.18 feet to a point on the Westerly right-of-way of Jack's Valley Road; thence along said right-of-way line South 23 degrees 30'36" West a distance of 259.96 feet; thence leaving said line North 66 degrees 26'00" West a distance of 343.95 feet; thence North 26 degrees 38'18" East a distance of 232.80 feet to the TRUE POINT OF BEGINNING.

The basis of bearing of this description is the Southerly right-of-way line of Centennial Drive which bears North 76 degrees 15'04" West as shown on the map of Genoa Estates, filed for record in Book 38 at page 408 as document number 31256, Official Record of Douglas County, Nevada and as delineated on the Record of Survey supporting a Boundary Line Adjustment for Dunne and Benninger recorded January 20, 1994, in Book 194, at Page 3531, as Document No. 327948, Official Record of Douglas County, Nevada.

APN: 1319-10-101-008

Note: Document No. 908525 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. 1319-10-101-008
 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: \$ _____
 b. Deed in Lieu of Foreclosure Only (value of property) \$ _____
 c. Transfer Tax Value \$ _____
 d. Real Property Transfer Tax Due: \$ 0.00

4. **If Exemption Claimed**
 a. Transfer Tax Exemption, per NRS 375.090, Section 3
 b. Explain Reason for Exemption: Transfer of title to correct vesting without consideration NC # 2017-908525
 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: John F Sieben Jr & Leslie Nims-Sieben
 Address: 2384 Centennial Dr
 City: Genoa NV 89411
 State: Zip:

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Print Name: John F. Sieben Jr. & Leslie Nims-Sieben
 Address: 2384 Centennial Dr
 City: Genoa NV 89411
 State: Zip:

COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)

Print Name: Ticor Title of Nevada, Inc. Escrow No.: 02201621-020-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