

DOUGLAS COUNTY, NV **2022-985393**
RPTT:\$5265.00 Rec:\$40.00
\$5,305.00 Pgs=3 **05/23/2022 01:18 PM**
TICOR TITLE - RENO (LAKESIDE)
KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO:
Paul Ogden Bigelow
1341 Old Foothill Road
Gardnerville, NV 89460

MAIL TAX STATEMENTS TO:
Same as above

Escrow No. 2202021-SL

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.: 1219-03-001-057
R.P.T.T. \$5,265.00

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Christopher M. Mennis and Anna Mennis, husband and wife

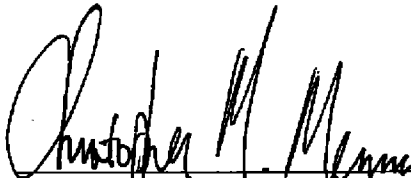
FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Paul Ogden Bigelow, an unmarried man

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.

TOGETHER WITH together with any and all water and or water rights, ditch and or ditch rights, appurtenant thereto.

Signature and notary acknowledgement on page two.



Christopher M. Mennis

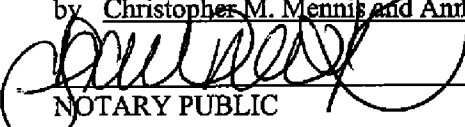

Anna Mennis

STATE OF NEVADA
COUNTY OF DOUGLAS

This instrument was acknowledged before me on
by Christopher M. Mennis and Anna Mennis

} ss:

 May 20th 2022


NOTARY PUBLIC

This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow
No. 02202021.

 SHAWNA KENNEDY
Notary Public - State of Nevada
Appointment Recorded in Lyon County
No: 22-0642-12 - Expires December 1, 2025

Escrow No. 2202021-SL

**EXHIBIT A
LEGAL DESCRIPTION**

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

PARCEL 1:

That portion of the Westerly portion of Parcel 4C of Document No. 144743, recorded November 6, 1986 in Book 1186, Page 711, Official Records of Douglas County, Nevada, being within the Northerly 1/2 of Section 3, Township 12 North, Range 19 East, M.D.B.&M., and more particularly described as follows :

Beginning at the Northwesterly corner of said Parcel 4C, said point also being the Southwesterly corner of Parcel 1 of the map of division into large parcels for the Estate of Duane Myron Allerman, recorded December 17, 1985 in Book 1285, Page 1397, as Document No. 128304 Official Records of Douglas County, Nevada.

Thence North 89°55'00" East, 596.91 feet along said Northerly line; thence South 18°48'16" West, 15.45 feet; thence South 68°29'54" West, 636.52 feet to the Westerly line of said Parcel 4C; thence North 00°04'05" East, 247.06 feet to the Point of Beginning.

Parcel 2:

Together with the right to use that certain 50 foot Private Road Way Easement set forth as Duane Drive on that certain Map of Division Into Large Parcels for the Estate of Duane Myron Allerman recorded December 17, 1985 in Book 1285, at Page 1397, as Document No. 128304.

APN: 1219-03-001-057

Note: Document No. 827018 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. 1219-03-001-057
 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: \$ 1,350,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) \$ _____
 c. Transfer Tax Value \$ 1,350,000.00
 d. Real Property Transfer Tax Due: \$ 5,265.00

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 Christopher M. Mennis Capacity _____
 Signature [Handwritten Signature] Capacity Agent

SELLER (GRANTOR) INFORMATION
 (REQUIRED)
 Print Name: Christopher M. Mennis, ETAL
 Address: 1341 Old Foothill Rd's
 City: Gardnerville
 State: NV Zip: 89460

BUYER (GRANTEE) INFORMATION
 (REQUIRED)
 Print Name: Paul Ogden Bigelow
 Address: 1341 Old Foothill Rd
 City: Gardnerville
 State: NV Zip: 89460

COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)
 Print Name: Ticor Title of Nevada, Inc. Escrow No.: 02202021-004-SL
 Address: 3655 Lakeside Drive
 City, State, Zip: Reno, NV 89509

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED