

DOUGLAS COUNTY, NV
RPTT:\$2730.00 Rec:\$40.00
\$2,770.00 Pgs=3
TICOR TITLE - RENO (MAIN)
KAREN ELLISON, RECORDER

2022-988824

08/25/2022 01:52 PM

WHEN RECORDED MAIL TO:
PEGGY JILL HOFMANN
591 Stagecoach Road,
Gardnerville, NV 89410

MAIL TAX STATEMENTS TO:
PEGGY JILL HOFMANN
591 Stagecoach Road
Gardnerville, NV 89460

Escrow No. 2203425-AE

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.: 1220-25-501-018
R.P.T.T. \$2,730.00

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That MERILL G. SEPT and STACEY R. SEPT, a Married Couple, 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 PEGGY JILL HOFMANN, a Single Person


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.



MERILL G. SEPT


STACEY R. SEPT

STATE OF NEVADA
COUNTY OF DOUGLAS

} ss:
24, 2022

This instrument was acknowledged before me on August
by MERILL G. SEPT and STACEY R. SEPT.


NOTARY PUBLIC

This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed
under escrow No. 02203425.

 SHAWNA KENNEDY
Notary Public - State of Nevada
Appointment Recorded in Lyon County
No: 22-6642-12 - Expires December 1, 2025

Escrow No. 2203425-AE

**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 Northeast Quarter of the Northeast Quarter of Section 25, Township 12 North, Range 20 East, M.D.B. & M in the County of Douglas, State of Nevada, particularly described as follows:

Beginning at the Southwest corner of the Northeast Quarter of said Section 25; thence Northerly along the East 1/16th line, a distance of 150.00 feet; thence leaving said line North 84°30'00" East, a distance of 222.00 feet to the beginning of a tangent curve to the left, having a radius of 1,050.00 feet and a central angle of 06°30'00" thence Northeasterly along said curve an arc distance of 119.12 feet; thence South 15°00'00" East, a distance of 196.08 feet to a point in the South line of said Northeast Quarter of the Northeast Quarter; thence Westerly along said South line, a distance of 389.40 feet; more or less, to the point of beginning.

PARCEL 2:

Lot 1, Section 25, Township 12 North, Range 20 East, Mount Diablo Meridian, in the County of Nevada, State of Nevada, as described in a Patent from the United States of America recorded May 22, 2003 in Book 0503 Page 11845 as Document No. 577719 of Official Records of said Douglas County.

APN: 1220-25-501-018

Note: Document No. 2021-965589 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) 1220-25-501-018
 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. Total Value/Sales Price of Property: \$700,000.00
 Deed in Lieu of Foreclosure Only (value of property) \$ _____
 Transfer Tax Value \$700,000.00
 Real Property Transfer Tax Due: \$2,730.00

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 Stacy R. Sept Capacity Grantor
 Signature M. J. Hoffmann Capacity GRANTOR

SELLER (GRANTOR) INFORMATION	BUYER (GRANTEE) INFORMATION
(REQUIRED)	(REQUIRED)
Print Name: <u>MERILL G. SEPT</u>	Print Name: <u>PEGGY JILL HOFMANN</u>
Address: <u>591 STAGECOACH ROAD</u>	Address: <u>1497 GLENWOOD DRIVE</u>
<u>GARDNERVILLE, NV 89410</u>	<u>GARDNERVILLE, NV 89460</u>
City, State, Zip	City, State Zip

COMPANY/PERSON REQUESTING RECORDING (Required if not the Seller or Buyer)
 Print Name: Ticor Title of Nevada, Inc. Escrow #: 2203425-AE
 Address: 5441 Kietzke Lane, Suite 100
 City, State, Zip: Reno, NV 89511