

DOUGLAS COUNTY, NV  
RPTT:\$3373.50 Rec:\$40.00  
\$3,413.50 Pgs=3 09/12/2022 10:47 AM  
FIRST AMERICAN TITLE MINDEN  
KAREN ELLISON, RECORDER

A.P.N.: 1320-32-115-008  
File No: 143-2657133 (et)  
R.P.T.T.: \$3,373.50

When Recorded Mail To: Mail Tax Statements To:  
Melissa Kerley and Thomas Kerley  
PO BOX 1295  
Minden , NV 89423

***GRANT, BARGAIN and SALE DEED***

*FOR A VALUABLE CONSIDERATION*, receipt of which is hereby acknowledged,

James W. Seyfried, an unmarried man

do(es) hereby *GRANT, BARGAIN and SELL* to

Melissa Kerley and Thomas Kerley, wife and husband as joint tenants with right of survivorship

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

**LOT 1, BLOCK C, AS SHOWN ON THE OFFICIAL MAP OF WILDROSE NO. 3 UNIT 1, RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA ON OCTOBER 22, 1971, IN BOOK 92, AT PAGE 541, AS DOCUMENT NO. 55071, DOUGLAS COUNTY, NEVADA.**

**TOGETHER WITH A PARCEL OF LAND, THE NORTHERLY LINE BEING ADJACENT TO AND PARALLEL WITH THE SOUTHERLY LINE OF SAID LOT 1, ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEGINNING AT THE NORTHEASTERLY CORNER OF SAID LOT 1;  
THENCE SOUTH 26°35'00" WEST, 107.00 FEET;  
THENCE NORTH 66°22'16" WEST, 95.13 FEET;  
THENCE NORTH 26°35'00" EAST, 96.90 FEET;  
THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA ANGLE OF 90°00'00",  
RADIUS OF 15.00 FEET AND AN ARC LENGTH OF 23.56 FEET;  
THENCE SOUTH 63°25'00" EAST, 80.00 FEET TO THE POINT OF BEGINNING.**

**NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED FEBRUARY 05, 2016, AS INSTRUMENT NO. 2016-876338.**

*TOGETHER* with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Subject to

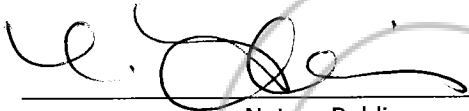
1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

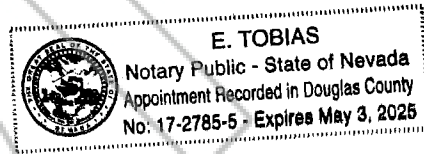
COOPER

  
James W. Seyfried

STATE OF **NEVADA** )  
 ) : **ss.**  
COUNTY OF **DOUGLAS** )

This instrument was acknowledged before me on 09.2.2022 by **James W. Seyfried.**

  
Notary Public  
(My commission expires: 5/3/25)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. 143-2657133.

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1320-32-115-008
- 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**

Book \_\_\_\_\_ Page: \_\_\_\_\_  
Date of Recording: \_\_\_\_\_  
Notes: \_\_\_\_\_

- 3. a) Total Value/Sales Price of Property: \$865,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )
- c) Transfer Tax Value: \$865,000.00
- d) Real Property Transfer Tax Due \$3,373.50

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: \_\_\_\_\_
- b. Explain reason for exemption: 1

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)**

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

Print Name: James W. Seyfried

Print Name: Melissa Kerley and Thomas Kerley

Address: 1610 Wildrose Drive

Address: PO BOX 1295

City: Minden

City: Minden

State: NV Zip: 89423

State: NV Zip: 89423

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

Print Name: First American Title Insurance Company

File Number: 143-2657133 et/ et

Address 1663 US Highway 395, Suite 101

City: Minden

State: NV Zip: 89423

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)