

DOUGLAS COUNTY, NV

2022-991850

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=3

11/23/2022 10:28 AM

TICOR TITLE - GARDNERVILLE

KAREN ELLISON, RECORDER

E03

WHEN RECORDED MAIL TO:

Steven Comee
2480 Fremont Street
Minden, NV 89423

MAIL TAX STATEMENTS TO:

Same as above

Escrow No. 2204032-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.: 1320-02-002-080

SPACE ABOVE FOR RECORDER'S USE ONLY

R.P.T.T. \$ 0.00

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Steven Comee an unmarried man

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Steven Comee, 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.

Signature and notary acknowledgement on page two.

Steven Comee by Lynn C. Wallach as
Steven Comee by Lynn C. Wallach, as his his attorney in fact
attorney in fact

STATE OF smNEVADA ~~NY~~
COUNTY OF ~~DOUGLAS~~ Putnam

} ss:

This instrument was acknowledged before me on 11/18/22
by Steven Comee by Lynn C. Wallach as his attorney in fact


NOTARY PUBLIC

This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow
No. 02204032.

GABRIELLE A MARTIN
Notary Public - State of New York
NO. 01MA6439449
Qualified in Orange County
My Commission Expires Aug 29, 2026

DESCRIPTION

Parcel H-1 of Record of Survey Document No. 898191

A parcel of land situate within a portion of Section 2, Township 13 North, Range 20 East, M.D.M., Douglas County, Nevada, more particularly described as follows:

Commencing from the northwest corner of said Section 2 as shown the Record of Survey to Support a Boundary Line Adjustment between A.P.N. 1320-02-002-005 & A.P.N. 1320-02-002-006 for Steve Comee, filed for record May 5, 2017 as Document No. 898191 in the Office of the Douglas County Recorder;

Thence South $26^{\circ}18'42''$ East, a distance of 2,952.58 feet more or less to a point on the westerly right-of-way line of Fremont Street, said point also being the northeast corner of Parcel D-1 of said Record of Survey;

Thence along said westerly right-of-way line South $00^{\circ}21'08''$ West, a distance of 212.97 feet to the **POINT OF BEGINNING**, said point also being the northeast corner of Parcel H-1 of said Record of Survey.

Thence continuing along said westerly right-of-way line South $00^{\circ}21'08''$ West, a distance of 445.96 feet to the southeast corner of Parcel H-1 of said Record of Survey;

Thence leaving said westerly right-of-way line North $89^{\circ}48'05''$ West, a distance of 464.22 feet to the southwest corner of Parcel H-1 of said Record of Survey;

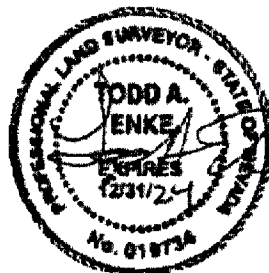
Thence North $00^{\circ}19'04''$ East, a distance of 446.49 feet to the northwest corner of Parcel H-1 of said Record of Survey;

Thence South $89^{\circ}44'09''$ East, a distance of 464.49 feet to the **POINT OF BEGINNING**, containing an area of 4.76 acres, more or less.

Basis of Bearings

The basis of bearings for this survey is identical to the Record of Survey to Support a Boundary Line Adjustment between A.P.N. 1320-02-002-005 & A.P.N. 1320-02-002-006 for Steve Comee, filed for record May 5, 2017 as Document No. 898191 in the Office of the Douglas County Recorder

Prepared by: Todd A. Enke, PLS No. 19734
Resource Concepts, Inc.
340 N. Minnesota St.
Carson City, NV 89703
(775) 883-1600



STATE OF NEVADA-DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

- a) 1320-02-002-080
- 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:

Deed in Lieu of Foreclosure Only (value of property) \$ _____

) \$ _____

Transfer Tax Value \$ _____

Real Property Transfer Tax Due: \$ _____

4. If Exemption Claimed

a. Transfer Tax Exemption, per NRS 375.090, Section 3 _____

b. Explain Reason for Exemption: this deed is being recorded to establish the legal description of record for the adjusted parcel pursuant to Record of Survey, Document No. 2017-898191"

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 Steven Comee by Bryan C. Wallace Capacity as his attorney in fact

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Steven Comee

Address: 2480 Fremont Street
Minden, NV 89423
City, State, Zip

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Steven Comee

Address: 2480 Fremont Street
Minden, NV 89423
City, State Zip

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

Print Name: Ticor Title of Nevada, Inc. Escrow #: 2204032-RLT

Address: 1483 US Highway 395 N, Suite B

City, State, Zip: Gardnerville, NV 89410