

DOUGLAS COUNTY, NV

2024-1004993

RPTT:\$1891.50 Rec:\$40.00

\$1,931.50 Pgs=3

02/23/2024 10:17 AM

FIRST CENTENNIAL - RENO (MAIN OFFICE)

SHAWNYNE GARREN, RECORDER

APN: 1219-23-001-042

R.P.T.T.: \$1,891.50

Escrow No.: 24039521-SA

When Recorded Return To:

Clayton Herrick

P.O Box 12218

Zephyr Cove, NV 89448

Mail Tax Statements to:

Clayton Herrick

P.O Box 12218

Zephyr Cove, NV 89448

SPACE ABOVE FOR RECORDER'S USE

GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Ryan L. Schmidt and Grace Carmen Schmidt, husband and wife, as joint tenants

do(es) hereby Grant, Bargain, Sell and Convey to

Clayton Herrick, a single man

all that real property situated in the Town of Gardnerville, County of Douglas, State of Nevada, described as follows:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "A"

Together with all and singular tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Dated this 20th day of February, 2024.

Ryan L. Schmidt
Ryan L. Schmidt

Grace Carmen Schmidt
Grace Carmen Schmidt

STATE OF NEVADA *California*
COUNTY OF *San Bernardino*

This instrument was acknowledged before me on this 20th day of February, 2024 by Ryan L. Schmidt and Grace Carmen Schmidt.

Sherril M
Notary Public

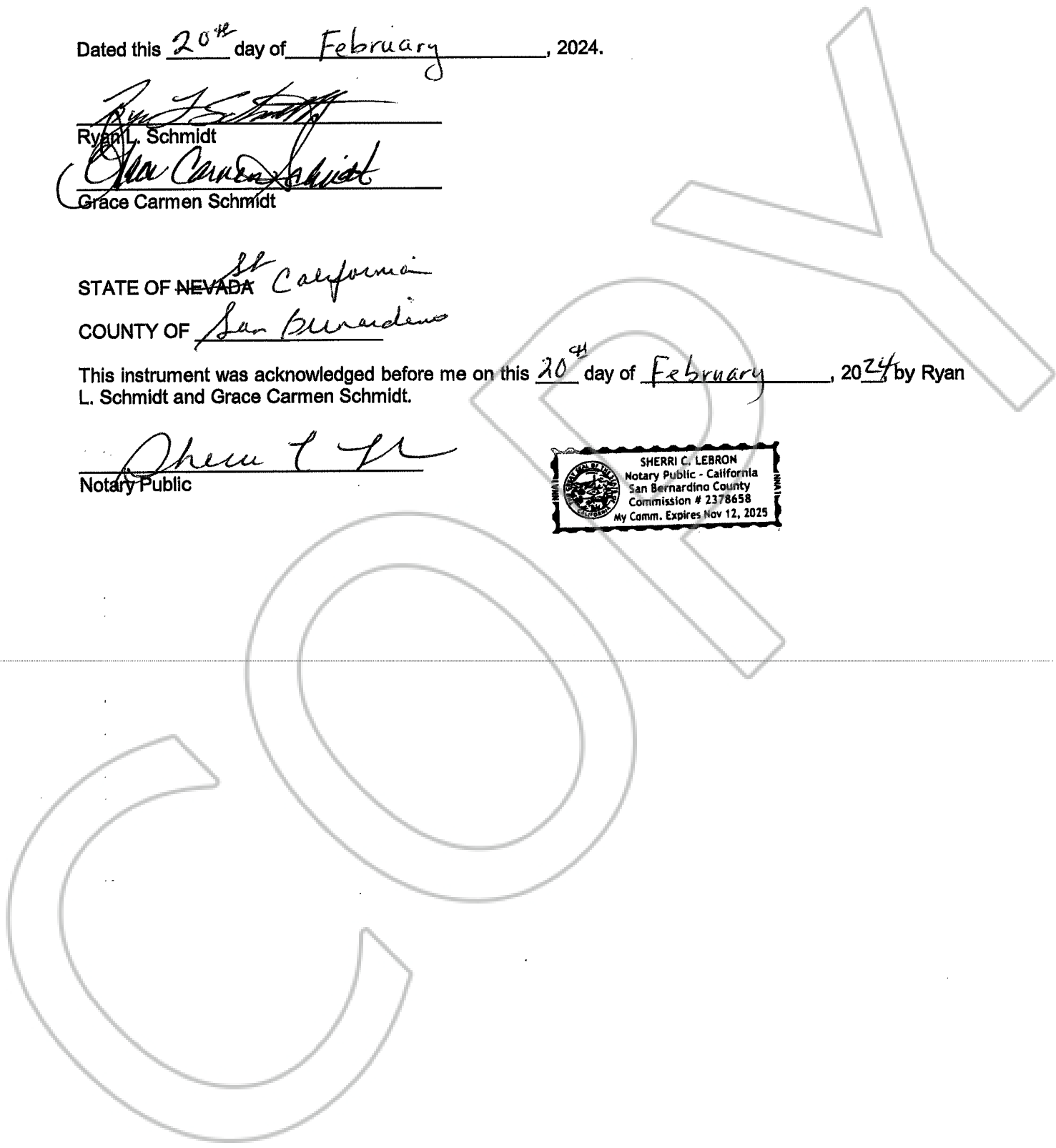
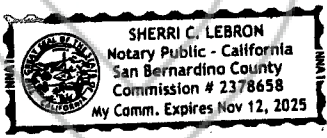


EXHIBIT "A"

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

All that portion of the Northwest 1/4 of Section 23, Township 12 North, Range 19 East, M.D.B.&M, more particularly described as follows:

Beginning at a point on the North line of said Section 23 which bears West 44.67 feet from the North 1/4 corner of Section 23; thence South $68^{\circ}22'50''$ West 992.84 feet to a point on the East line of Foothill Road; thence along a curve concave to the Southwest with a radius of 2,040 feet, a central angle of $4^{\circ}12'46''$, and an arc length of 150.00 feet, the chord of said curve bears North $23^{\circ}03'31''$ West 149.67 feet; thence North $67^{\circ}56'52''$ East 452.31 feet; thence North $11^{\circ}23'45''$ West 59.16 feet; thence East 574.20 feet to the Point of Beginning.

NOTE: The above metes and bounds description appeared previously in that certain NRS Deed recorded in the Office of the County Recorder of Douglas County, Nevada on November 24, 1993, as Document No. 323556, Official Records.

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1219-23-001-042
 b) _____
 c) _____
 d) _____

2. Type of Property:
 a) Vacant Land b) Sgl. Fam. Residence
 c) Condo/Twnhse d) 2-4 Plex
 e) Apt. Bldg. f) Comm'l/Ind'l
 g) Agricultural h) Mobile Home
 Other: _____

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument No.:	_____
Book _____	Page _____
Date of Recording:	_____
Notes:	_____

3. a. Total Value/Sale Price of Property: \$485,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)
 c. Transfer Tax Value: \$485,000.00
 d. Real Property Transfer Tax Due: \$1,891.50

4. **IF EXEMPTION CLAIMED:**
 a. Transfer Tax Exemption, per NRS 375.090, Section: _____
 b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage Being Transferred: 100.00%

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 the 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: *Cynthia Haggard* Capacity: Grantor
 Signature: _____ Capacity: Escrow

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Ryan L. Schmidt and Grace Carmen
 Print Name: Schmidt
 Address: 2247 Bella Avenue
 City: Upland
 State: CA Zip: 91784

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: Clayton Herrick
 Address: P.O Box 12218
 City: Zephyr Cove
 State: Nevada Zip: 89448

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)
 Print Name: First Centennial Title Company of Nevada Esc. #: 24039521-SA
 Address: 1352 Hwy 395, Ste 114
 City: Gardnerville State: NV Zip: 89410