

DOUGLAS COUNTY, NV

2024-1006064

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TICOR TITLE - FERNLEY

SHAWNYNE GARREN, RECORDER

E06

WHEN RECORDED MAIL TO:
STEPHANIE MARIE CHAVEZ
4281 KYLE DRIVE
WELLINGTON, NV 89444

MAIL TAX STATEMENTS TO:
SAME AS ABOVE

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)

SIGNED IN COUNTERPART

Escrow No. 2400102-FAF
APN 1022-13-002-002
R.P.T.T. \$0.00

Space Above for Recorder's Use Only

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH:

That Steve P. Chavez, an unmarried man and Stephanie Marie Chavez, an unmarried woman who acquired title as Steve P. Chavez and Stephanie M. McCaulley-Chavez, Husband and Wife, as joint tenants.

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

Stephanie Marie Chavez, an unmarried woman.

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.

It is the express intent of the grantor, being the spouse of the grantee, to convey all right, title and interest of the grantor, community or otherwise, in and to the herein described property to the grantee as his/her sole and separate property.

Signature and notary acknowledgement on page two.

SIGNED IN COUNTERPART

STEVE P. CHAVEZ



STEPHANIE MARIE CHAVEZ

STATE OF NEVADA
COUNTY OF DOUGLAS

Washoe

} ss:

This instrument was acknowledged before me on March 27, 2024
by Stephanie Marie Chavez

NOTARY PUBLIC

This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow No. 02400102.



[Handwritten signature of Steve P. Chavez]

STEVE P. CHAVEZ

SIGNED IN COUNTERPART

STEPHANIE MARIE CHAVEZ

STATE OF NEVADA
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on
by Steve P. Chavez

March 22, 2024

[Handwritten signature of Notary Public]
NOTARY PUBLIC

This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow No. 02400102.

 ELIZABETH DEL REAL
Notary Public - State of Nevada
Appointment Recorded in Carson City
No 22-3386-03 - Expires October 15, 2026

EXHIBIT A
LEGAL DESCRIPTION

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

PARCEL 1:

Commencing at the North Quarter corner of said Section 14; Township 10 North, Range 22 East M.D.B.&M.; thence South 89°51' East along the North line of said Section 14 a distance of 792.53 feet to a point; thence South 13°00' East 465.12 feet to a point; thence on a curve to the left tangent of which bears the last described course having a radius of 500 feet through a central angle of 22°30' for an arc distance of 196.35 feet; thence South 35°30' East a distance of 2287.85 feet; thence on a curve to the left the tangent of which bears the last described course having a radius of 500 feet through a central angle of 29°15' for an arc distance of 255.25 feet; thence South 64°45' East 829.53 feet to the true point of beginning; thence North 25°15' East 1042.30 feet; thence South 50°07'47" East 465.06 feet; thence South 25°15' West 924.92 feet; thence North 64°45' West a distance of 450 feet to the True Point of Beginning.

Reference is made to Record of Survey filed in the office of the County Recorder of Douglas County, Nevada on October 10, 1969 under File No. 45991 and the above described parcel shown as Parcel 14.

PARCEL 2:

All that certain lot, piece or parcel or land situate in the County of Douglas, State of Nevada, being all that portion of Section 13 and the East 1/2 of Section 14, Township 10 North, Range 22 East, M.D.B. & M., described as follows:

Non-exclusive easements for roadway and utility purposes and to provide access to State Route No. 3, for the benefit of and appurtenant to the property conveyed hereinabove and shall inure to the benefit of and be used by all persons who may become owners of said land or any parts or portions thereof said easements being 60 feet in width the centerline of which is described as follows:

Commencing at North 1/4 corner of said Section 14; thence South 89°51' East along the North line of said Section 14, a distance of 792.53 feet to a point; thence South 13°00' East 104.32 feet to a point on the Southerly right-of-way line of State Route No. 3, the true point of beginning; thence along said line South 13°00' East 360.80 feet; thence on a curve to the left the tangent of which bears the last described course having a radius of 500 feet through a central angle of 22°30'00" for an arc distance of 196.35 feet; thence South 35°30' East 2287.85 feet; thence on a curve to the left the tangent of which bears the last described course having a radius of 500 feet through a central angle of 29°15' for an arc distance of 255.25 feet, thence South 64°45' East 1559.09 feet; thence on a curve to the left the tangent of which bears the last described course having a radius of 500 feet through a central angle of 49°29'15" for an arc distance of 431.86 feet; thence North 65°45'45" East 1075.22 feet; thence on a curve to the left the tangent of which bears the last described course having a radius of 500 feet through a central angle of 16°40'22" for an arc distance of 145.50 feet; thence North 49°05'23" East a distance of 1161.73 feet to the true point of ending.

ALSO

Commencing at North 1/4 corner of said Section 14; thence South 89°51' East along the North line of said Section 14 a distance of 792.53 feet to a point; thence South 13°00' East 104.32 feet to a point on the Southerly right-of-way line of State Route No.3; thence South 13°00' East 360.80 feet; thence on a curve to the left the

tangent of which bears the last described course having a radius of 500 feet through a central angle of $07^{\circ}04'13''$ for an arc distance of 61.70 feet to the true point of beginning; thence North $76^{\circ}34'$ East 1706.97 feet; thence on a curve to the right the tangent of which bears the last described course having a radius of 500 feet through a central angle of $28^{\circ}59'00''$ for an arc distance of 129.23 feet; thence South $74^{\circ}27'$ East a distance of 3465.80 feet to the true point of ending.

Reference is made to Record of Survey filed in the office of the County Recorder of Douglas County, Nevada on October 10, 1969 under File No. 45991 and the above described easements shown as Bosler Way and Kyle Drive.

NOTE. The above metes and bounds description appeared previously in that certain document recorded in the office of the County Recorder of Douglas County, Nevada on December 6, 2016, as Document No. 2016-891698 of Official Records.

APN: 1022-13-002-002



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 1022-13-002-002
- 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

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: \$0.00 _____

4. If Exemption Claimed

- a. Transfer Tax Exemption, per NRS 375.090, Section 6
- b. Explain Reason for Exemption: Transfer between ex-spouses in compliance with a Divorce Decree
Case No. 2023-DI-00193

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 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 _____ Capacity Grantor
 Signature [Signature] Capacity Agent

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

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

Print Name: STEVE P. CHAVEZ, ET AL
 Address: 4281 Kyle Drive
 City: Wellington
 State: Nevada Zip: 89444

Print Name: STEPHANIE MARIE CHAVEZ
 Address: 4281 Kyle Drive
 City: Wellington
 State: Nevada Zip: 89444

**COMPANY/PERSON REQUESTING RECORDING
(REQUIRED IF NOT THE SELLER OR BUYER)**

Print Name: Ticor Title of Nevada, Inc. Escrow #: 2400102-FAF
 Address: 5441 Kietzke Lane, #100
 City: Reno State: Nevada Zip: 89511

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)