

DOUGLAS COUNTY, NV
RPTT:\$1386.45 Rec:\$15.00
\$1,401.45 Pgs=2
NORTHERN NEVADA TITLE CC
KAREN ELLISON, RECORDER

2014-850066

09/29/2014 03:00 PM

A.P.N.: 1220-09-415-006
Escrow No.: 1102053-WD

RECORDING REQUESTED BY
Northern Nevada Title Company
1483 US Highway 395 N # B
Gardnerville, NV 89410

**MAIL TAX STATEMENTS AND WHEN
RECORDED, MAIL TO**

Grantee
1329 US Hwy 395 N. 10-320
Gardnerville, NV 89410

THIS SPACE FOR RECORDER'S USE ONLY

The undersigned grantor(s) declare(s): Documentary Transfer tax is **\$1,386.45**.

GRANT, BARGAIN, SALE DEED

That **Terry Scott Ricketts and Tracy Lynn Ricketts, Trustees of the Ricketts Family Trust dated April 16, 2008** in consideration of \$10.00 Dollars, the receipt of which is hereby acknowledged, do(es) hereby Grant, Bargain, Sell and Convey to **Terry Carson and Kimberly Carson, husband and wife**

and Rickey Pickett , an unmarried man all as joint tenants

all that real property in the **County of Douglas**, State of Nevada, bounded and described as follows:

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


Lot 6, Block 1, as set forth on Final Subdivision Map LDA #97-008-6 for SILVERANCH PHASE 6, filed in the Office of the County Recorder of Douglas County, State of Nevada, on August 23, 2001 in Book 0801 at Page 6153 as Document No. 521220, Official Records.

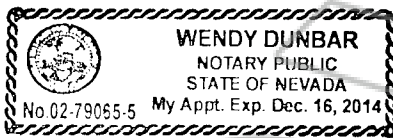
Together with all singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Dated: September 9, 2014

The Ricketts Family Trust dated April 16, 2008

BY: 
Terry Scott Ricketts, Trustee

BY: 
Tracy Lynn Ricketts, Trustee

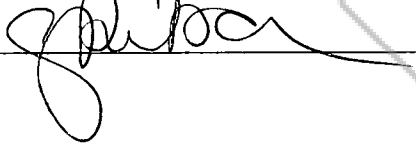


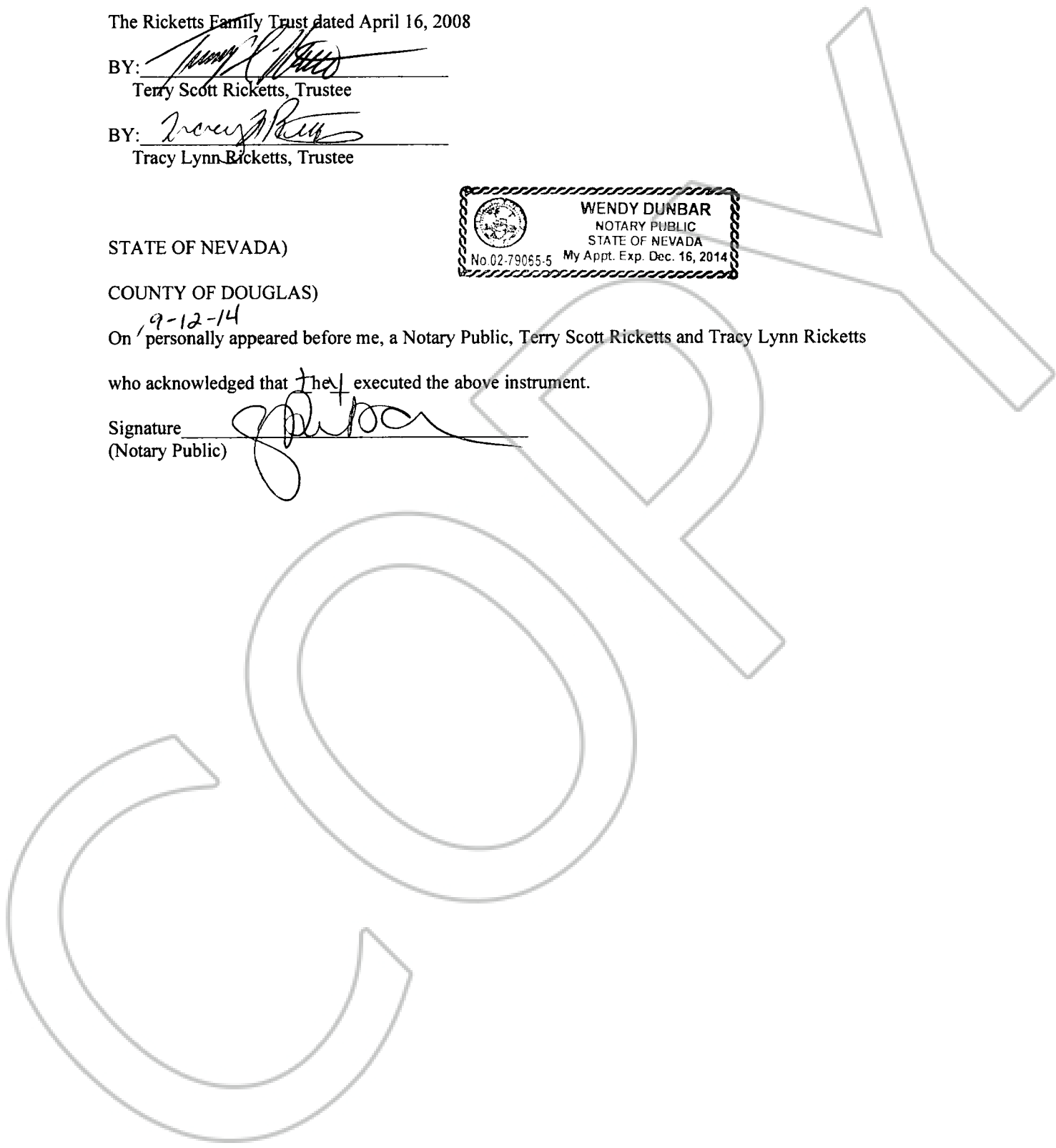
STATE OF NEVADA)

COUNTY OF DOUGLAS)

On ⁹⁻¹²⁻¹⁴ personally appeared before me, a Notary Public, Terry Scott Ricketts and Tracy Lynn Ricketts

who acknowledged that they executed the above instrument.

Signature 
(Notary Public)



State of Nevada Declaration of Value

1. **Assessor Parcel Number(s)**
 - a) 1220-09-415-006
2. **Type of Property:**

a) <input type="checkbox"/> Vacant Land	b) <input checked="" type="checkbox"/> Single Fam. Res.
c) <input type="checkbox"/> Condo/Twnhse	d) <input type="checkbox"/> 2-4 Plex
e) <input type="checkbox"/> Apt. Bldg.	f) <input type="checkbox"/> Cmm'l/Ind'l
g) <input type="checkbox"/> Agricultural	h) <input type="checkbox"/> Mobile Home
i) <input type="checkbox"/> Other	

FOR RECORDERS OPTIONAL USE ONLY	
Document/Instrument #:	_____
Book: _____	Page: _____
Date of Recording:	_____
Notes:	_____

3. **Total Value/Sale Price of Property:** \$355,500.00
 Deed in Lieu of Foreclosure Only (value of property) \$ _____
 Transfer Tax Value \$355,500.00
 Real Property Transfer Tax Due: \$1,386.45

4. **If Exemption Claimed:**
 - a. Transfer Tax Exemption, per NRS 375.090, Section: _____
 - b. Explain Reason for Exemption: _____

5. **Partial Interest: Percentage Being Transferred: 100.000%**
 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 Escrow Agent
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
 Print Name: Terry Scott Ricketts and Tracy Lynn Ricketts, Trustees of the Ricketts Family Trust dated April 16, 2008
 Address: 1041 Maverick Ct.
 City: Gardnerville
 State: Nevada Zip: 89460

BUYER (GRANTEE) INFORMATION
 Print Name: Terry Carson and Kimberly Carson and Rickey Pickett
 Address: 1329 U S Highway 395 N Ste 10
 City: Gardnerville
 State: Nevada Zip: 89410

COMPANY/PERSON REQUESTING RECORDING
 Co. Name: Northern Nevada Title Company
 Address: 1483 US Highway 395 N # B
 City: Gardnerville State: Nevada

Esc. No.: 1102053-WD
 Zip: 89410