

DOUGLAS COUNTY, NV
RPTT:\$1150.50 Rec:\$15.00
\$1,165.50 Pgs=2
NORTHERN NEVADA TITLE CC
KAREN ELLISON, RECORDER

2015-855498

01/09/2015 03:20 PM

WHEN RECORDED MAIL TO:

Judson Higgins, Trustee of the Judson Higgins Trust
dated May 22, 2012
1387 Sanden Lane

Minden, NV 89423

MAIL TAX STATEMENTS TO:

Judson Higgins, Trustee of the Judson Higgins Trust
dated May 22, 2012
1387 Sanden Lane

Minden, NV 89423

Escrow No. N1405269-DC

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.: 1420-33-611-003

R.P.T.T. \$1,150.50

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Theodore R. Portney-Borum, III and Sonja N. Portney-Borum,
Husband and Wife

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant,
Bargain, Sell and Convey to Judson Higgins, Trustee of the Judson Higgins Trust dated May 22, 2012

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

Lot 3, in Block 7, as set forth on that certain Subdivision Plat of MOUNTAIN VIEW ESTATES UNIT
NO. 3, filed for record in the office of the County Recorder of Douglas County, Nevada, on May 21,
1985 in Book 585 at Page 1696 as Document No. 117600, Official Records.

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

Theodore R. Portney-Borum, III
Theodore R. Portney-Borum, III

Sonja N. Portney-Borum
Sonja N. Portney-Borum

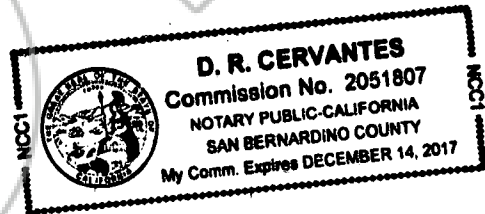
~~STATE OF NEVADA~~ CALIFORNIA
COUNTY OF ~~SAN BERNARDINO~~

This instrument was acknowledged before me on, DEC 6, 2014 } ss:

by Theodore R. Portney-Borum, III and Sonja N. Portney-Borum

[Signature]
NOTARY PUBLIC

Attachment to Grant, Bargain, Sale Deed



STATE OF NEVADA-DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

- a) 1420-33-611-003
- 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:

\$295,000.00
 Deed in Lieu of Foreclosure Only (value of property) \$ _____
 Transfer Tax Value \$295,000.00
 Real Property Transfer Tax Due: \$1,150.50

4. If Exemption Claimed

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

5. Partial Interest: Percentage being transferred: _____%

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 *Denise J. Farrell* Capacity Title Company
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: Theodore R. Portney-Borum, III
Theodore R. Portney Borum
 Address: 1387 Sanden Lane
Minden, NV 89423
 City, State, Zip

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Judson Higgins, Trustee of the Judson Higgins Trust dated May 22, 2012
 Address: 10755 Scripps Poway Pkwy, Apt 291
1387 Sanden Ln.
San Diego, CA 92131 Minden
 City, State Zip NV 89423

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

Print Name: Northern Nevada Title Company Escrow #: N1405269-DC
 Address: 307 W. Winnie Lane Suite #1
 City, State, Zip: Carson City, NV 89703