

A.P.N.: 1420-18-113-057

File No: 143-2479884 (Rt)

R.P.T.T.:

When Recorded Mail To: Mail Tax Statements To:

Patricia Riippi

3354 Placer Court

Carson City, NV 89423

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Ronald John Riippi Jr. husband of the Grantee

do(es) hereby GRANT, BARGAIN and SELL to

Patricia J. Riippi, a married woman as her sole and separate property

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

LOT 183, BLOCK C AS SHOWN ON THE PLAT OF SILVERADO HEIGHTS NO. 2, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA ON JUNE 20, 1979 AS DOCUMENT NO. 33717 AND AS AMENDED BY THAT CERTIFICATE OF AMENDMENT RECORDED DECEMBER 20, 1994, IN BOOK 1294, PAGE 2904 AS INSTRUMENT NO. 352879 OF OFFICIAL RECORDS.

Subject to

THIS DEED IS GIVEN TO DIVEST ANY COMMUNITY PROPERTY INTEREST Ronald John Riippi Jr MAY HAVE IN THE ABOVE DESCRIBED REAL PROPERTY BY REASON OF HIS/HER MARRIAGE TO Patricia J. Riippi.


TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Date: 02/10/2015

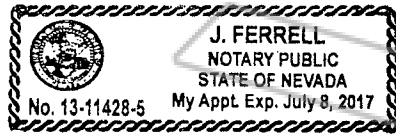
Ronald John Riippi Jr

STATE OF **NEVADA**)
)
) :SS.
COUNTY OF **DOUGLAS**)
)

This instrument was acknowledged before me on
2-11-2015 by
Ronald John Riippi Jr



Notary Public
(My commission expires: 7-8-17)



COPY

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1420-18-113-057 _____
- 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	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3. a) Total Value/Sales Price of Property: _____ \$0
- b) Deed in Lieu of Foreclosure Only (value of _____ (\$ _____))
- c) Transfer Tax Value: _____ \$0
- d) Real Property Transfer Tax Due _____ \$0

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: 5
- b. Explain reason for exemption: remove spousal interest w/out consideration

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: _____ Capacity: _____
 Signature: _____ Capacity: _____

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

Print Name: Ronald John Riippi Jr
 Address: 3354 Placer Ct
 City: Carson City
 State: NV Zip: 89423

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

Print Name: Patricia J. Riippi
 Address: 3354 Placer Court
 City: Carson City
 State: NV Zip: 89423

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

First American Title Insurance
 Print Name: Company File Number: 143-2479884 Rt/Rt
 Address 1663 US Highway 395, Suite 101
 City: Minden State: NV Zip: 89423

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)