

A.P.N.: 1420-29-711-020  
File No: 143-2477020 (Rt)  
R.P.T.T.: \$1,267.50

When Recorded Mail To: Mail Tax Statements To:  
John Michael Karaffa and Stephanie Karaffa  
2863 Sierra Manor Drive  
Minden, NV 89423

***GRANT, BARGAIN and SALE DEED***

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

Lynn V. Rivera, an unmarried woman and David M. Burks and Marylou Burks, husband and wife, all as joint tenants

do(es) hereby *GRANT, BARGAIN and SELL* to

John Michael Karaffa and Stephanie Karaffa, Husband and Wife, as joint tenants

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

**LOT 28, IN BLOCK F, AS SET FORTH ON FINAL MAP OF SARATOGA SPRINGS ESTATES UNIT NO. 1, A PLANNED UNIT DEVELOPMENT, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON JUNE 5, 1990, IN BOOK 690, PAGE 525, AS DOCUMENT NO. 227472.**

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

*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: 12/15/2014

Lynn V. Rivera  
Lynn V. Rivera

Lynn V. Rivera

David M. Burks  
David M. Burks

Marylou Burks  
Marylou Burks

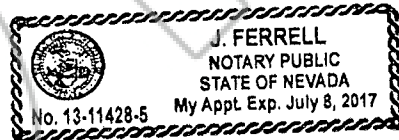
STATE OF NEVADA )  
: ss.

COUNTY OF )  
~~DOUGLAS~~ Carson City )

This instrument was acknowledged before me on  
March 9, 2015 by  
**Lynn V. Rivera and David M. Burks and  
Marylou Burks.**

J. Ferrell  
Notary Public

(My commission expires: 7.8.17)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated  
03/04/2015 under Escrow No. 143-2477020

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a) 1420-29-711-020  
 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: \$325,000.00  
 b) Deed in Lieu of Foreclosure Only (value of ( \$ \_\_\_\_\_ ))  
 c) Transfer Tax Value: \$325,000.00  
 d) Real Property Transfer Tax Due \$1,267.50

4. **If Exemption Claimed:**  
 a. Transfer Tax Exemption, per 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: Lynn V. Rivera Capacity: Grantor  
 Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_

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

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

Print Name: Lynn V. Rivera  
 Address: 1995 Tawheed Rd.  
 City: Reno  
 State: NV Zip: 89521

Print Name: Stephanie Karaffa  
 Address: 2863 Sierra Manor Drive  
 City: Minden  
 State: NV Zip: 89423

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

First American Title Insurance  
 Print Name: Company File Number: 143-2477020 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)