



KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO:

Mauri A. Nikkila
Marguerite J. Nikkila
1506 Gilman Avenue

Gardnerville, NV 89410

Escrow No. N1500147-WD

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.: 1320-33-210-058
R.P.T.T. \$ 1,170.00

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That David Tubridy and Tina Tubridy, husband and wife as community property with right of survivorship

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Mauri A. Nikkila and Marguerite J. Nikkila, Husband and Wife, as Joint Tenants

all that real property situated in the County of Douglas, State of Nevada, described as follows:
Lot 27 in Block E as shown on the Amended Final Map, Planned Unit Development PD 04-008, THE RANCH AT GARDNERVILLE PHASE 1, recorded in the office of the Douglas County Recorder, State of Nevada on March 30, 2012, in Book 0312 at Page 7779 as Document No. 799923, Official Records.

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

David Tubridy

Tina Tubridy

STATE OF NEVADA
COUNTY OF DOUGLAS Carson City

} ss:

This instrument was acknowledged before me on, March 17, 2015
by David Tubridy and Tina Tubridy

NOTARY PUBLIC



STATE OF NEVADA-DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

- a) 1320-33-210-058
- 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:

Deed in Lieu of Foreclosure Only (value of property) \$ 300,000.00
 Transfer Tax Value \$ 300,000.00
 Real Property Transfer Tax Due: \$ 1,170.00

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 %

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: [Signature] Capacity: Seller
 Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)

(REQUIRED)

Print Name: David Tubridy
 Address: P.O. Box 2167
Minden, NV 89423
 City, State, Zip

Print Name: Mauri A. & Marguerite J. Nikkila
 Address: 6303 W Avenue J11
Lancaster, CA 93536
 City, State Zip

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

Print Name: Northern Nevada Title Company Escrow #: N1500147-WD
 Address: 1483 Highway 395, Suite B
 City, State, Zip: Gardnerville, NV 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED