

DOUGLAS COUNTY, NV  
RPTT:\$668.85 Rec:\$15.00  
\$683.85 Pgs=2  
NORTHERN NEVADA TITLE CC  
KAREN ELLISON, RECORDER

2015-865365

06/26/2015 11:58 AM

WHEN RECORDED MAIL TO:

Erik L. Kennedy  
1343 Cahu Circle  
Gardnerville, NV 89460

MAIL TAX STATEMENTS TO:

Same as above

Escrow No. N1500570-RIT

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.: 1220-21-511-021

R.P.T.T. \$ 668.85

SPACE ABOVE FOR RECORDER'S USE ONLY

### GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Peter S. Dixon and Karen L. Maack, husband and wife as joint tenants

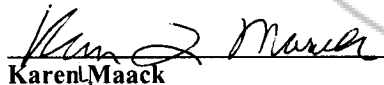
FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Erik L. Kennedy , an unmarried man

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

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

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

  
Peter Dixon


  
Karen Maack

STATE OF NEVADA  
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on, 6/15/15  
by ~~Cooney & Associates, Inc. as Qualified Intermediary for Peter Dixon and Karen Maack~~

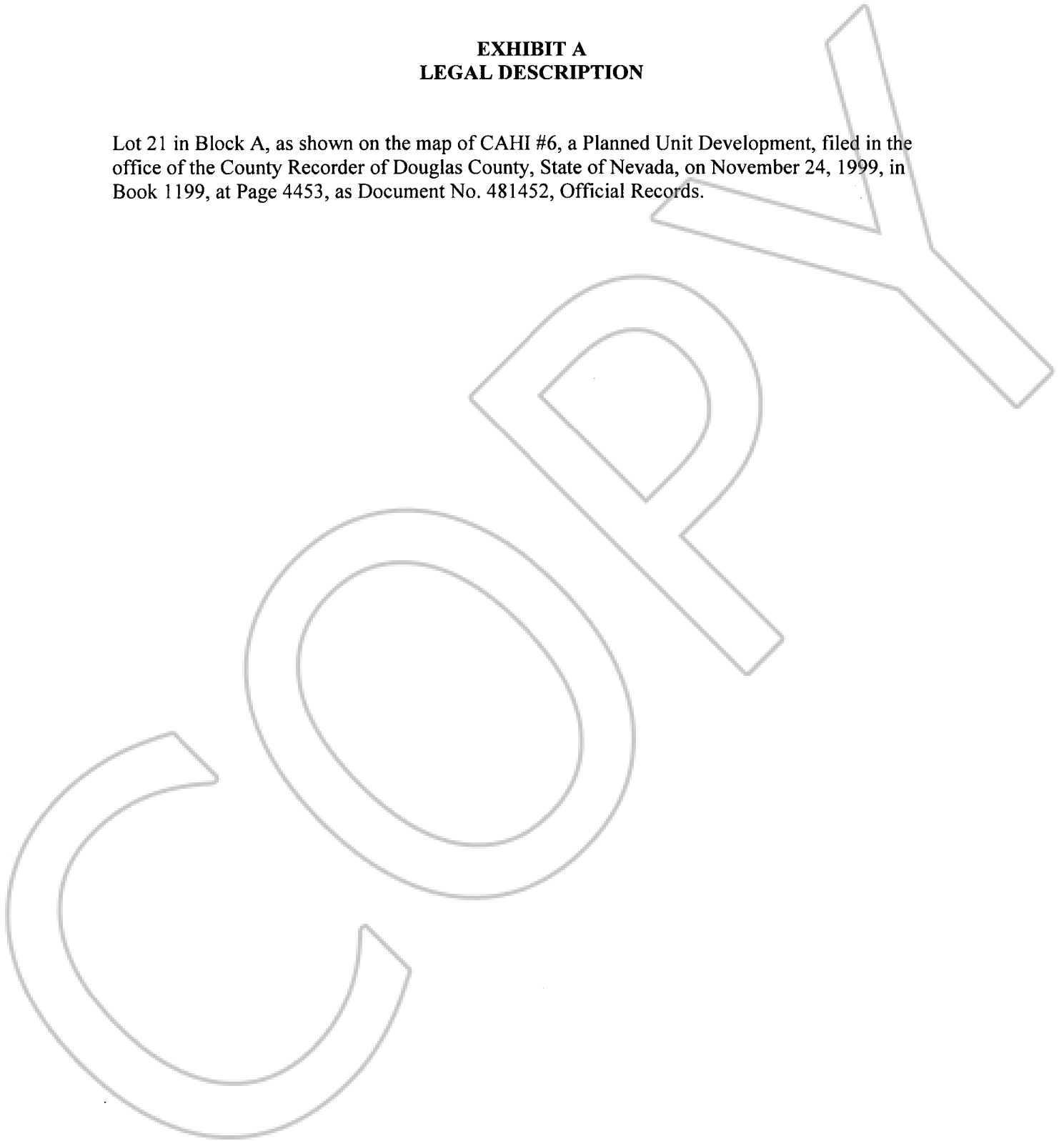
  
NOTARY PUBLIC

  
RISHELE L. THOMPSON  
Notary Public - State of Nevada  
Appointment Recorded in Douglas County  
No: 99-54831-5 - Expires April 10, 2019

Escrow No. N1500570-RIT

**EXHIBIT A  
LEGAL DESCRIPTION**

Lot 21 in Block A, as shown on the map of CAHI #6, a Planned Unit Development, filed in the office of the County Recorder of Douglas County, State of Nevada, on November 24, 1999, in Book 1199, at Page 4453, as Document No. 481452, Official Records.



**STATE OF NEVADA-DECLARATION OF VALUE FORM**

**1. Assessor Parcel Number(s)**

- a) 1220-21-511-021
- 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:**

\$171,500.00  
 Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_  
 Transfer Tax Value \$171,500.00  
 Real Property Transfer Tax Due: \$ 668.85

**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 grantor  
 Signature [Signature] Capacity SELLER grantor

SELLER (GRANTOR) INFORMATION (REQUIRED)	BUYER (GRANTEE) INFORMATION (REQUIRED)
Print Name: <u>Peter Dixon and Karen Maack</u>	Print Name: <u>Erik L. Kennedy</u>
Address: <u>PO Box 3770</u> <u>Dr Range, CO 91308</u>	Address: <u>1343 Cahi Circle</u> <u>Gardnerville, NV 89460</u>
City, State and Zip	City, State Zip

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

Print Name: Northern Nevada Title Company Escrow #: N1500570-RIT  
 Address: 1483 Highway 395, Suite B  
 City, State, Zip: Gardnerville, NV 89410