

A.P.N.: 1420-28-110-025  
File No: 143-2486154 (SC)  
R.P.T.T.: \$1,333.80

When Recorded Mail To: Mail Tax Statements To:  
Raymond James Ruckman and Tanya N. Ruckman  
2979 Del Rio Lane  
Minden, NV 89423

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

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

Catherine Antonello Davis, as Trustee of the Catherine Antonello Davis Separate Trust  
dated March 5, 2009

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

Raymond James Ruckman and Tanya N. Ruckman, husband and wife as joint tenants  
with right of survivorship

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

**LOT 92, IN BLOCK B AS SHOWN ON THE FINAL MAP #98-045-3 OF SARATOGA  
SPRINGS ESTATES UNIT NO. III, A PLANNED UNIT DEVELOPMENT, RECORDED IN  
THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON JUNE  
23, 1998, IN BOOK 698, PAGE 5063, AS DOCUMENT NO. 442616.**

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: 05/20/2015

Catherine Antonello Davis, as Trustee of The  
Catherine Antonello Davis Separate Property  
Trust dated March 5, 2009

*Catherine Antonello Davis, Trustee*  
Catherine Antonello Davis, Trustee

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

This instrument was acknowledged before me on 6/24/15 by  
**Catherine Antonello Davis** .

*Suzanne Cheechov*  
Notary Public  
(My commission expires: 5/12/2019 )



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **May 20, 2015** under Escrow No. **143-2486154**.

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a) 1420-28-110-025  
 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: \$342,000.00  
 b) Deed in Lieu of Foreclosure Only (value of ( \$ \_\_\_\_\_ ))  
 c) Transfer Tax Value: \$342,000.00  
 d) Real Property Transfer Tax Due \$1,333.80

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: *A Cheechaw*  
 Signature: \_\_\_\_\_

Capacity: *Eoffis*  
 Capacity: \_\_\_\_\_

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

The Catherine Antonello Davis  
 Separate Property Trust dated  
 Print Name: March 5, 2009  
 Address: 1156 North Fork Trail  
 City: Reno  
 State: NV Zip: 89423

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

Raymond James  
 Ruckman and Tanya N.  
 Print Name: Ruckman  
 Address: 2979 Del Rio Lane  
 City: Minden  
 State: NV Zip: 89423

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

First American Title Insurance  
 Print Name: Company  
 Address: 1663 US Highway 395, Suite 101  
 City: Minden

File Number: 143-2486154 SC/SC  
 State: NV Zip: 89423

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