

DOUGLAS COUNTY, NV **2015-866237**  
RPTT:\$1735.50 Rec:\$15.00  
\$1,750.50 Pgs=2 **07/14/2015 02:28 PM**  
NORTHERN NEVADA TITLE CC  
KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO:  
Christopher G. Michael  
Leanna Michael

*3505 Cherokee Drive  
Carson City NV 89705*

MAIL TAX STATEMENTS TO:  
Christopher G. Michael  
*same as above*

Escrow No. N1500566-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.: 1419-12-610-025  
R.P.T.T. \$1,735.50

SPACE ABOVE FOR RECORDER'S USE ONLY

**GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH: That Russell F. Fiddymment, III, Trustee of the Russell F. Fiddymment III Family Trust dated November 24, 2004

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Christopher G. Michael and Leanna Michael, Husband and Wife as joint tenants

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.

*[Signature]*  
Russell F. Fiddymment, III, Trustee of the Russell F. Fiddymment III Family Trust dated November 24, 2004

STATE OF NEVADA  
COUNTY OF DOUGLAS } ss:  
*Carson City*

This instrument was acknowledged before me on, 7/10/15  
by Russell F. Fiddymment III

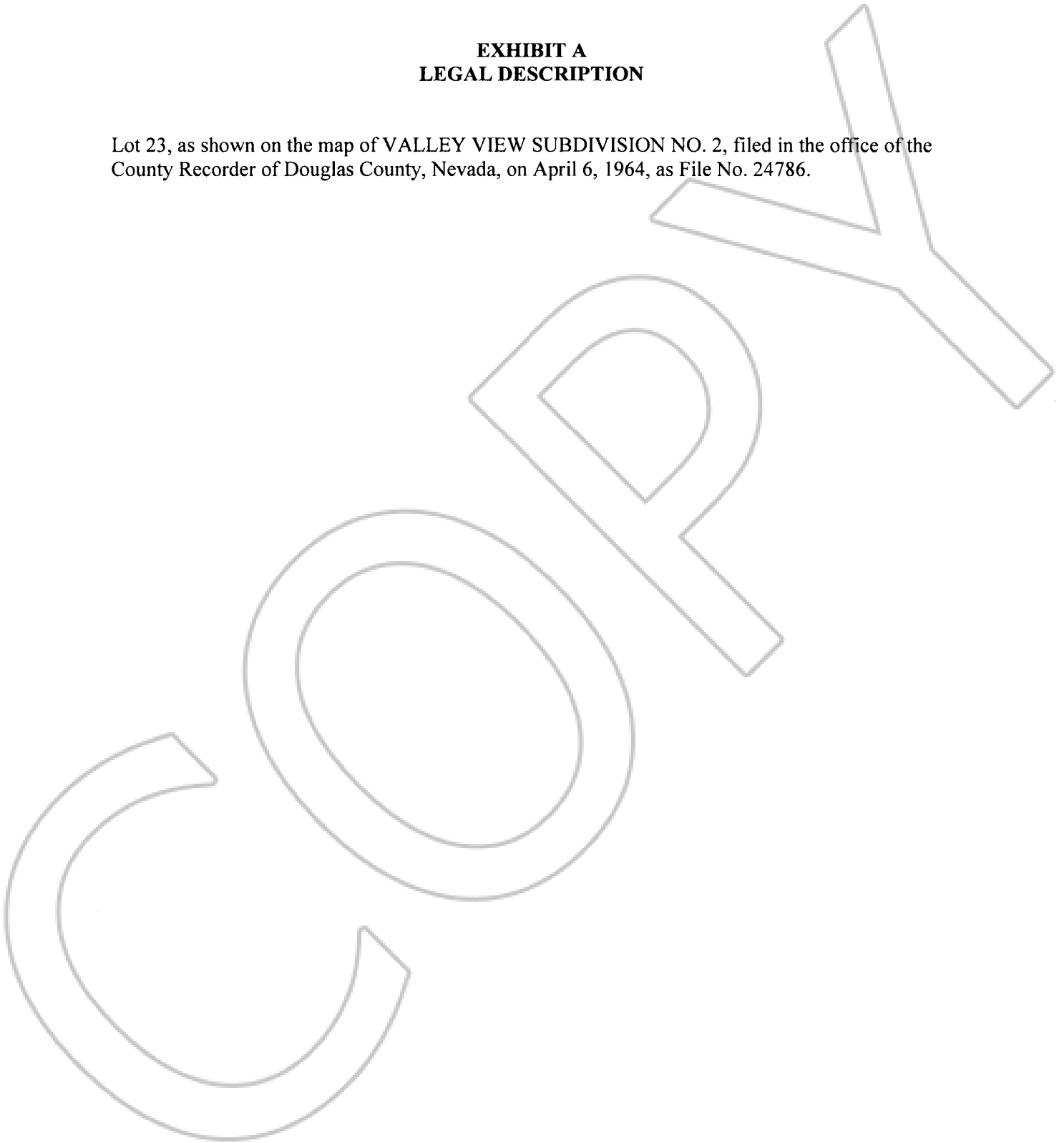
*[Signature]*  
NOTARY PUBLIC

 **DAWN CUELLAR**  
Notary Public - State of Nevada  
Appointment Recorded in Carson City  
No: 14-15385-3 - Expires October 22, 2018

Escrow No. N1500566-RIT

**EXHIBIT A  
LEGAL DESCRIPTION**

Lot 23, as shown on the map of VALLEY VIEW SUBDIVISION NO. 2, filed in the office of the County Recorder of Douglas County, Nevada, on April 6, 1964, as File No. 24786.



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

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

- a) 1419-12-610-025
- 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 ONLY	
Book _____	Page _____
Date of Recording: _____	
Notes: _____	

**3. Total Value/Sales Price of Property:**

\$445,000.00  
 Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_  
 Transfer Tax Value \$445,000.00  
 Real Property Transfer Tax Due: **\$1,735.50**

**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 Grantor  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**

**BUYER (GRANTEE) INFORMATION**

(REQUIRED)

(REQUIRED)

Print Name: Russell F. Fiddymnt, III, Trustee of the Russell F. Fiddymnt III Family Trust dated November 24, 2004  
 Address: PO BOX 3402  
Carson City, NV 89702  
 City, State, Zip

Print Name: Christopher G. Michael + Leana Michael  
 Address: 3505 Cherokee Drive  
Carson City NV 89705  
 City, State Zip

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

Print Name: Northern Nevada Title Company Escrow #: N1500566-RIT  
 Address: 1483 Highway 395, Suite B  
 City, State, Zip: Gardnerville, NV 89410