

A.P.N.: 1220-22-410-120
File No: 143-2487721 (SC)
R.P.T.T.: \$826.80

When Recorded Mail To: Mail Tax Statements To:
David Nelson and Lori A. Nelson
1459 Kathy Way
Gardnerville, NV 89460

GRANT, BARGAIN and SALE DEED

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

Warren Harold Rowe and Emmy Rose Rowe, husband and wife, as joint tenants

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

David Nelson and Lori A. Nelson, 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 932, AS SHOWN ON THE MAP OF GARDNERVILLE RANCHOS UNIT NO. 7, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON MARCH 27, 1974 IN BOOK 374, PAGE 676 AS DOCUMENT NO. 72456.

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: 06/12/2015

Warren Harold Rowe
Warren Harold Rowe

Emmy Rose Rowe
Emmy Rose Rowe

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

This instrument was acknowledged before me on
7/14/2015 by
Warren Harold Rowe and Emmy Rose Rowe.

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



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated 07/07/2015 under Escrow No. 143-2487721

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1220-22-410-120
- 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: \$212,000.00
- b) Deed in Lieu of Foreclosure Only (value of (\$ _____))
- c) Transfer Tax Value: \$212,000.00
- d) Real Property Transfer Tax Due \$826.80

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: *Warren Harold Rowe*
Signature: _____

Capacity: *Buyer Agent for F&CO*
Capacity: _____

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)

(REQUIRED)

Warren Harold Rowe and Emmy

David Nelson and Lori A.

Print Name: Rose Rowe

Print Name: Nelson

Address: 616 Kim Court

Address: 1459 Kathy Way

City: Gardnerville

City: Gardnerville

State: NV Zip: 89460

State: NV Zip: 89460

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

First American Title Insurance

File Number: 143-2487721 SC/rg

Print Name: Company

Address: 1663 US Highway 395, Suite 101

City: Minden

State: NV Zip: 89423

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