

DOUGLAS COUNTY, NV **2015-867284**
RPTT:\$2730.00 Rec:\$15.00
\$2,745.00 Pgs=2 **08/04/2015 12:31 PM**
NORTHERN NEVADA TITLE CC
KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO:
Michael P. Beteag
Linda June Beteag
~~2548 Genoa Aspen Drive~~
P.O. Box 685
Genoa, NV 89411

MAIL TAX STATEMENTS TO:
Michael P. & Linda June Beteag
~~2548 Genoa Aspen Drive~~
P.O. Box 685
Genoa, NV 89411

Escrow No. N1500778-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.: 1319-03-611-009
R.P.T.T. \$2,730.00

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That James Allen Nicholas and Carrolyn Elise Nicholas, Trustees of the 1998 Nicholas Family Trust dated October 22, 1998

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Michael P. Beteag and Linda J. Beteag, Husband and Wife, as Joint Tenants with Right of Survivorship

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.

The 1998 Nicholas Family Trust dated October 22, 1998

James Allen Nicholas
James Allen Nicholas, Trustee

Carrolyn Elise Nicholas
Carrolyn Elise Nicholas, Trustee



STATE OF NEVADA
COUNTY OF DOUGLAS

} ss:

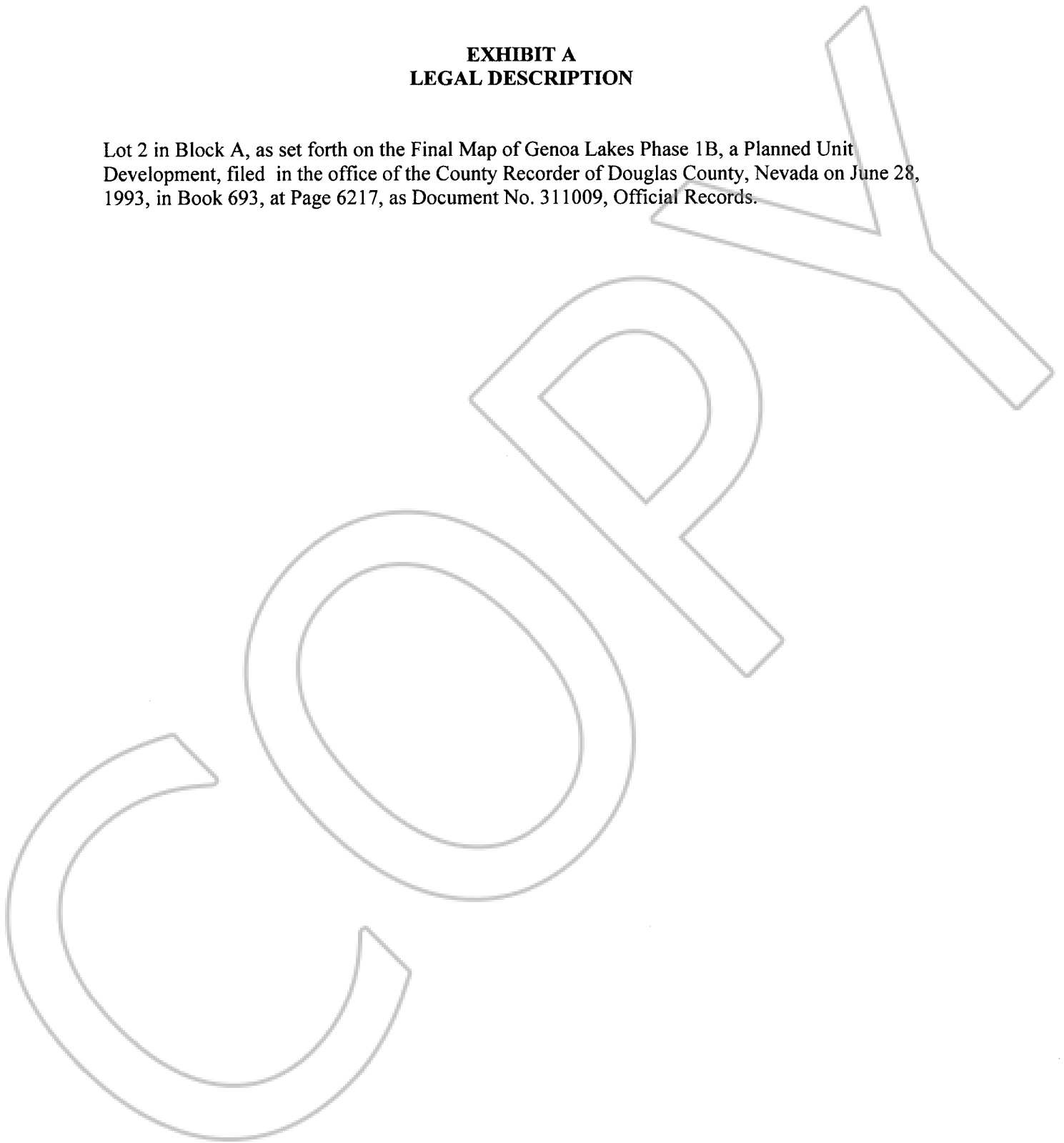
This instrument was acknowledged before me on, July 29, 2015
by James Allen Nicholas and Carrolyn Elise Nicholas

[Signature]
NOTARY PUBLIC

Escrow No. N1500778-WD

**EXHIBIT A
LEGAL DESCRIPTION**

Lot 2 in Block A, as set forth on the Final Map of Genoa Lakes Phase 1B, a Planned Unit Development, filed in the office of the County Recorder of Douglas County, Nevada on June 28, 1993, in Book 693, at Page 6217, as Document No. 311009, Official Records.



STATE OF NEVADA-DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

- a) 1319-03-611-009
- 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:

\$700,000.00
 Deed in Lieu of Foreclosure Only (value of property) \$ _____
 Transfer Tax Value \$700,000.00
 Real Property Transfer Tax Due: **\$2,730.00**

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 Escrow Agent
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)	BUYER (GRANTEE) INFORMATION (REQUIRED)
Print Name: <u>James Allen Nicholas and Carolyn Elise Nicholas, Trustees of the 1998 Nicholas Family Trust dated October 22, 1998</u>	Print Name: <u>Michael P. & Linda June Beteag</u>
Address: <u>P.O. Box 68</u> <u>Genoa, NV 89411</u>	Address: <u>PO Box 685</u> <u>2548 Genoa Aspen-</u> <u>Genoa, NV 89411</u>
City, State, Zip	City, State Zip

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

Print Name: Northern Nevada Title Company Escrow #: N1500778-WD
 Address: 1483 Highway 395, Suite B
 City, State, Zip: Gardnerville, NV 89410