

DOUGLAS COUNTY, NV

2015-868265

RPTT:\$858.00 Rec:\$16.00

\$874.00 Pgs=3

08/20/2015 02:24 PM

FIRST CENTENNIAL - RENO

KAREN ELLISON, RECORDER

APN: 1318-23-410-059

Escrow No. 00213301 - 001 - 09

RPTT \$ 858.00

When Recorded Return to:

Lisa Nicoud

P.O. Box 7172-362

Stateline, NV 89449

Mail Tax Statements to:

Grantee same as above

SPACE ABOVE FOR RECORDERS USE

Grant, Bargain, Sale Deed

For valuable consideration, the receipt of which is hereby acknowledged,

Susanna Gascoine, an unmarried woman

do(es) hereby Grant, Bargain, Sell and Convey to

Lisa Nicoud and Louis Nicoud, Wife and Husband, as Joint Tenants with right of survivorship

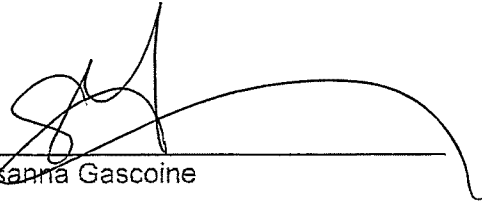
all that real property situate in the City of Stateline, County of Douglas, State of Nevada, described as follows:

See Exhibit A attached hereto and made a part hereof.

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

Witness my/our hand(s) this 19 day of August, 2015

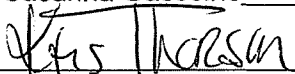
SPACE BELOW FOR RECORDER



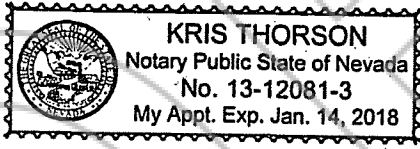
Susanna Gascoine

STATE OF NEVADA
COUNTY OF CARSON CITY

This instrument was acknowledged before me on Aug 19, _____, 2015,
by Susanna Gascoine _____



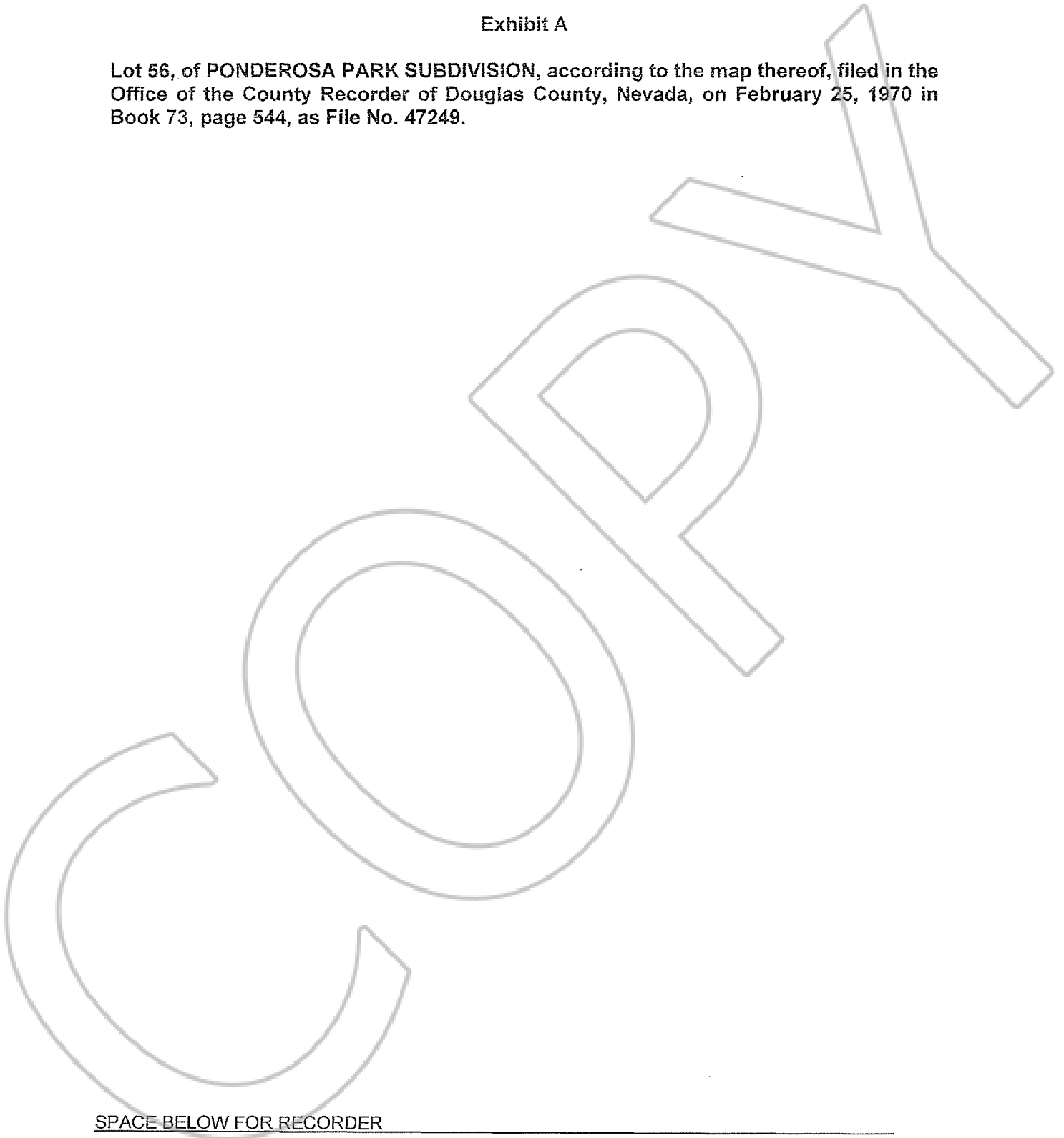
NOTARY PUBLIC



SPACE BELOW FOR RECORDER _____

Exhibit A

Lot 56, of PONDEROSA PARK SUBDIVISION, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, on February 25, 1970 in Book 73, page 544, as File No. 47249.



SPACE BELOW FOR RECORDER

1. APN: 1318-23-410-059

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	
Document Instrument No.:	
Book:	Page:
Date of Recording:	
Notes:	

STATE OF NEVADA
DECLARATION OF VALUE


3. Total Value/Sales Price of Property: \$220,000.00
 Deed in Lieu of Foreclosure Only (value of property) \$ _____
 Transfer Tax Value: \$220,000.00
 Real Property Transfer Tax Due: \$ 858.00

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 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 	Capacity <u>grantor</u>
Signature _____	Capacity _____
SELLER (GRANTOR) INFORMATION	BUYER (GRANTEE) INFORMATION
(Required)	(Required)
Print Name: <u>Susanna Gascoine</u>	Print Name: <u>Lisa Nicoud and Louis Nicoud</u>
Address: <u>166 Crescent Drive, Unit 56</u>	Address: <u>P.O. Box 7172-362</u>
City/State/Zip: <u>Stateline, NV 89449</u>	City/State/Zip: <u>Stateline, NV 89449</u>

COMPANY REQUESTING RECORDING

Co. Name: <u>First Centennial Title Company of NV</u>	Escrow # <u>00213301-001-09</u>
Address: <u>1450 Ridgeview Drive, Ste. 100 Reno, NV 89519</u>	

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)