

WHEN RECORDED MAIL TO:  
James R. Nelson  
Kristan L. Purcell  
*1211 Jones Ranch Rd.  
Gardnerville, NV 89460*

MAIL TAX STATEMENTS TO:  
James R. Nelson  
*same as above*

Escrow No. N1500847-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.: 1219-03-002-064  
R.P.T.T. \$ 0.00

SPACE ABOVE FOR RECORDER'S USE ONLY

### GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That James R Nelson and Kristan L Purcell, as Co-Trustees, or the successor Trustee, of the Nelson/Purcell 2014 Family Trust dated the 6<sup>th</sup> day of June 2014

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to James R Nelson and Kristan L Purcell, 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.

*James R Nelson*  
\_\_\_\_\_  
James R Nelson,

*Kristan L Purcell*  
\_\_\_\_\_  
Kristan L. Purcell,

STATE OF NEVADA  
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on , 8/25/15

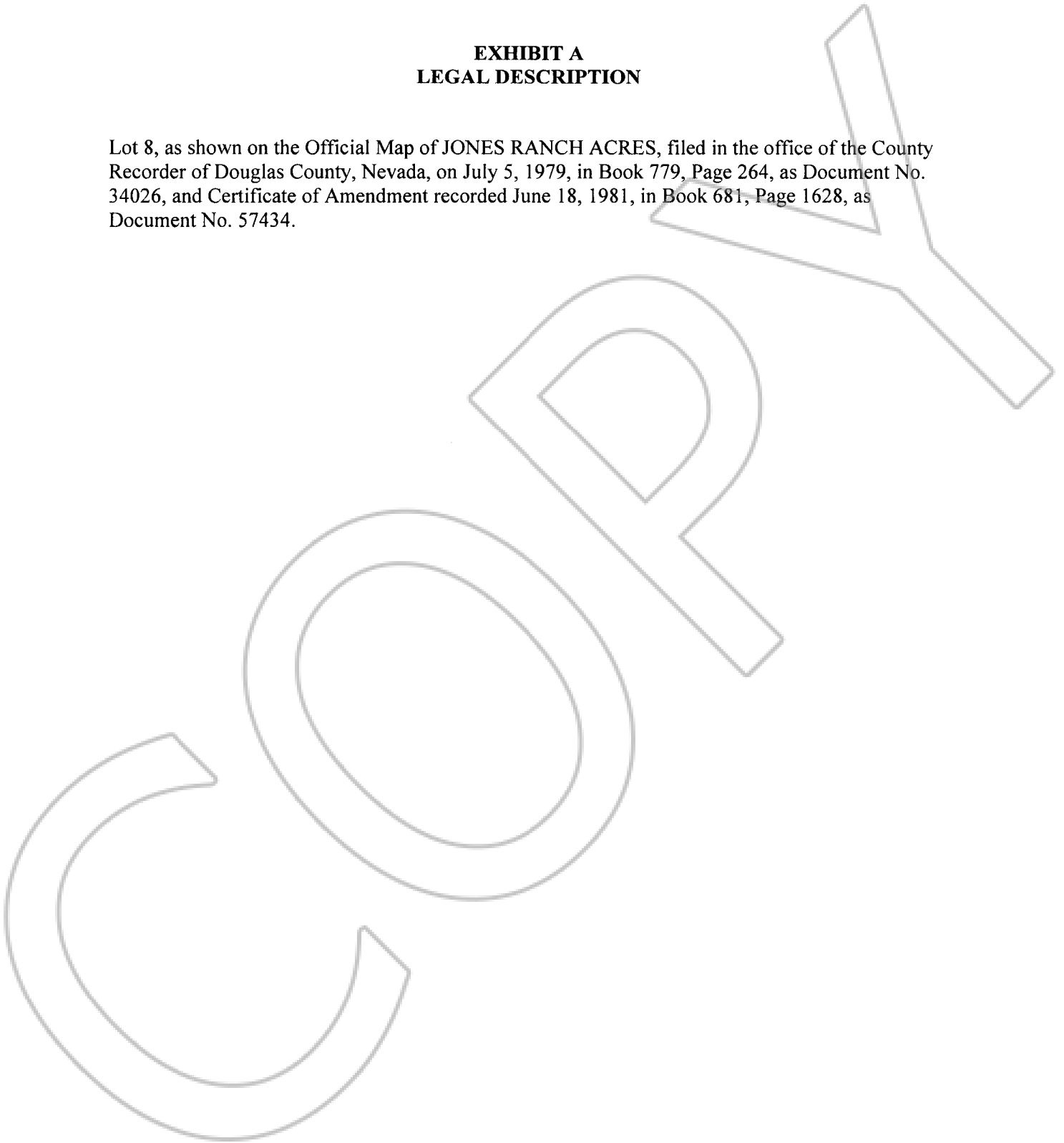
by *R. Thompson*  
\_\_\_\_\_  
NOTARY PUBLIC



Escrow No. N1500847-RIT

**EXHIBIT A  
LEGAL DESCRIPTION**

Lot 8, as shown on the Official Map of JONES RANCH ACRES, filed in the office of the County Recorder of Douglas County, Nevada, on July 5, 1979, in Book 779, Page 264, as Document No. 34026, and Certificate of Amendment recorded June 18, 1981, in Book 681, Page 1628, as Document No. 57434.



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

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

- a) 1219-03-002-064
- 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: Trust ok - JS

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

\$ \_\_\_\_\_  
 Deed in Lieu of Foreclosure Only (value of property) \$[ ] \_\_\_\_\_  
 Transfer Tax Value \$ \_\_\_\_\_  
 Real Property Transfer Tax Due: \$[ **0.00** ] \_\_\_\_\_

**4. If Exemption Claimed**

- a. Transfer Tax Exemption, per NRS 375.090, Section 7 \_\_\_\_\_
- b. Explain Reason for Exemption: Transfer out of Trust with no Consideration

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  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**

**BUYER (GRANTEE) INFORMATION**

(REQUIRED)

(REQUIRED)

Print Name: James R. Nelson and Kristan L. Purcell, Trustee of the NEISEN/Purcell 2014  
 Address: 1211 Jones Ranch Road  
Gardnerville, NV 89460  
 City, State, Zip

Print Name: James R. Nelson and Kristan L. Purcell  
 Address: 1211 Jones Ranch Road  
[Gardnerville, NV 89460]  
 City, State Zip

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

Print Name: [Northern Nevada Title Company] Escrow #: N1500847-RIT  
 Address: [1483 Highway 395, Suite B]  
 City, State, Zip: [Gardnerville, NV 89410]