

WHEN RECORDED MAIL TO:  
Benjamin Nichols  
1177 Nottaway Drive  
South Lake Tahoe, CA 96150

MAIL TAX STATEMENTS TO:  
Same as above

Escrow No. 1504064-JN

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.: 1321-33-001-020  
R.P.T.T. \$ 604.50

SPACE ABOVE FOR RECORDER'S USE ONLY

### **GRANT, BARGAIN, SALE DEED**

**THIS INDENTURE WITNESSETH: That**

**Glen J. Nenzel and Dawn M. Nenzel husband and wife**

**FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to**

**Benjamin Nichols, a single man and Kelli Lyn Miles a single woman, 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.**

**Signature and notary acknowledgement on page two.**

Glen J. Nenzel  
Glen J. Nenzel

Dawn M. Nenzel  
Dawn M. Nenzel

STATE OF NEVADA  
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on ,  
by Glen J. Nenzel and Dawn M. Nenzel

October 22, 2015

Danielle DeWitt  
NOTARY PUBLIC

This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed dated date of document under escrow No. 01504064.



Escrow No. 1504064-JN

**EXHIBIT A  
LEGAL DESCRIPTION**

All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

That portion of Section 33, Township 13 North, Range 21 East, Mount Diablo Base and Meridian, the County of Douglas, State of Nevada, described as follows:

The North 330 feet of the South 1,020 feet of the West 1/2 of the Southwest 1/4 of the Northwest 1/4 of Section 33, Township 13 North, Range 21 East, M.D.B.&M.

APN: 1321-33-001-020

Document No. 641148 is provided pursuant to the requirements of Section 6.NRS 111.312.

STATE OF NEVADA-DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

- a) 1321-33-001-020
b)
c)
d)

2. Type of Property:

- a) [ ] Vacant Land b) xx 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:

\$155,000.00
Deed in Lieu of Foreclosure Only (value of property) \$
Transfer Tax Value \$155,000.00
Real Property Transfer Tax Due: \$ 604.50

4. If Exemption Claimed

- a. Transfer Tax Exemption, per NRS 375.090, Section
b. Explain Reason for Exemption:

5. Partial Interest: Percentage being transferred: %

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 Capacity SELLER Grantor
Signature Capacity Grantee

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: Glen J. Nenzel et al.
Address: 2390 US Hwy 395 N.
Minden NV 89423
City, State, Zip

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Benjamin Nichols et al.
Address: 1177 Nottaway Dr
Southlake Tahoe CA 96150
City, State Zip

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

Print Name: Ticor Title of Nevada, Inc. Escrow #: 1504064-JN
Address: 3655 Lakeside Drive
City, State, Zip: Reno, NV 89509

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED