

A.P.N.: 1220-28-510-042
File No: 143-2495205 (SC)
R.P.T.T.: \$-0- #3

When Recorded Mail To: Mail Tax Statements To:
John B. Laxague, Jr. and Andrae Jo Laxague, Jr
P.O. Box# 1047
Gardnerville, NV 89410

GRANT, BARGAIN and SALE DEED

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

John B. Laxague and Andrae Jo Laxague, husband and wife as joint tenants

do(es) hereby GRANT, BARGAIN and SELL to

John B. Laxague, Jr. and Andrae Jo Laxague, husband and wife as joint tenants

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

LOT 141, AS SHOWN ON THE MAP OF GARDNERVILLE RANCHOS UNIT NO. 7, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON MARCH 27, 1974, 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: 12/15/2015

John B. Laxague
John B. Laxague

Andrae Jo Laxague
Andrae Jo Laxague

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

This instrument was acknowledged before me on this:
15th day of December, 2015

By: **John B. Laxague and Andrae Jo Laxague**

Suzanne Cheechov

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



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1220-28-510-042
- 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: \$0.00
- b) Deed in Lieu of Foreclosure Only (value of (\$0.00))
- c) Transfer Tax Value: \$0.00
- d) Real Property Transfer Tax Due \$0.00

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: #3
- b. Explain reason for exemption: to correct vesting to add Jr. to owners name

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: *A. Laxague*
 Signature: _____

Capacity: *Eoffler*
 Capacity: _____

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: John B. Laxague and Andrae Jo Laxague
 Address: P.O. Box 1047
 City: Gardnerville
 State: NV Zip: 89410

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: John B. Laxague, Jr. and Andrae Jo Laxague
 Address: P.O. Box# 1047
 City: Gardnerville
 State: NV Zip: 89410

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

Print Name: First American Title Insurance Company
 Address: 1663 US Highway 395, Suite 101
 City: Minden

File Number: 143-2495205 SC/SC
 State: NV Zip: 89423

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