

DOUGLAS COUNTY, NV  
RPTT:\$1092.00 Rec:\$16.00  
\$1,108.00 Pgs=3  
TICOR TITLE - GARDNERVILLE  
KAREN ELLISON, RECORDER

2016-876360

02/05/2016 02:29 PM

WHEN RECORDED MAIL TO:  
Brandon R. Battis  
1471 Edlesborough Circle  
Madison M. Battis  
Gardnerville, NV 89410

MAIL TAX STATEMENTS TO:  
Same as Above

Reno, NV 89511

Escrow No. 1505662-RLT

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.: 1320-33-312-023  
R.P.T.T. \$1,092.00

SPACE ABOVE FOR RECORDER'S USE ONLY

### GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Roberta Radavich, Executor of the Estate of William Perry Lewis also known of record as William P. Lewis and Roberta Radavich, Executor of the Estate of Phyllis Newdell Lewis also known of record as Phyllis N. Lewis

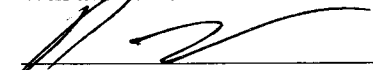
FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Brandon R. Battis and Madison M. Battis and Madison M. Battis, husband and wife as joint tenants

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

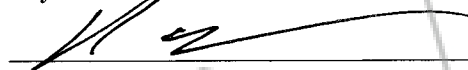
SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

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

Roberta Radavich, Executor of the Estate of  
William Perry Lewis as known of record as  
William P. Lewis

  
\_\_\_\_\_  
Roberta Radavich, Executor

Roberta Radavich, Executor of the Estate of  
Phyllis Newdell Lewis also known of record as  
Phyllis N. Lewis

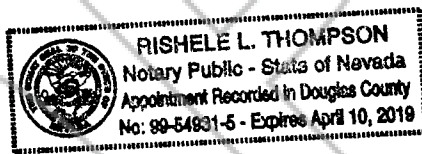
  
\_\_\_\_\_  
Roberta Radavich, Executor

STATE OF NEVADA  
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on , 7/2/16  
by Roberta Radavich, Executor of the Estate of William Perry Lewis also known of record as William P. Lewis and Roberta Radavich, Executor of the Estate of Phyllis Newdell Lewis also known of record as Phyllis N. Lewis

  
\_\_\_\_\_  
NOTARY PUBLIC



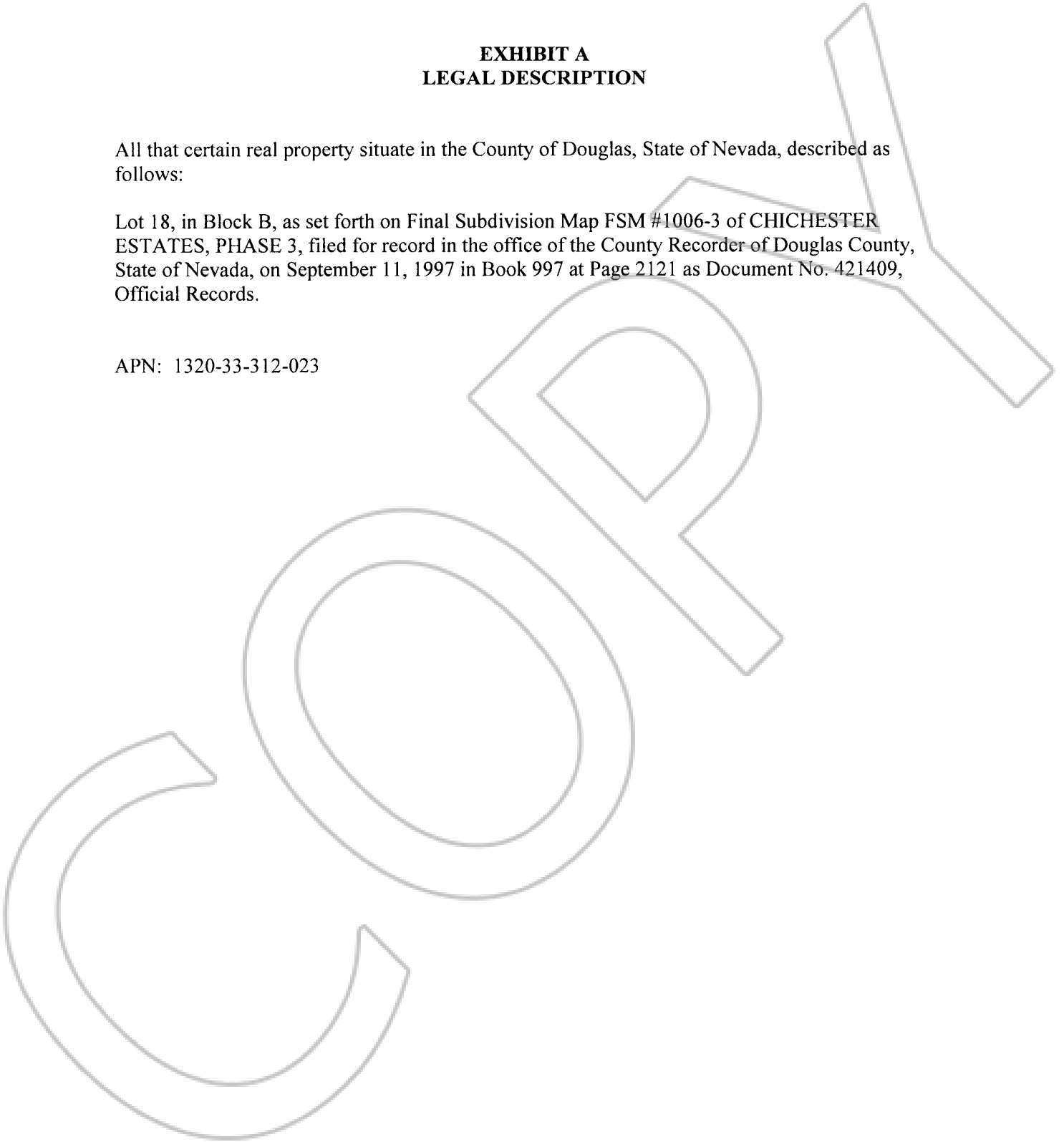
Escrow No. 1505662-RLT

**EXHIBIT A  
LEGAL DESCRIPTION**

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

Lot 18, in Block B, as set forth on Final Subdivision Map FSM #1006-3 of CHICHESTER ESTATES, PHASE 3, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on September 11, 1997 in Book 997 at Page 2121 as Document No. 421409, Official Records.

APN: 1320-33-312-023



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

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

- a) 1320-33-312-023
- 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:**

Deed in Lieu of Foreclosure Only (value of property) \$280,000.00  
 \$ \_\_\_\_\_  
 Transfer Tax Value \$280,000.00  
 Real Property Transfer Tax Due: \$1,092.00

**4. If Exemption Claimed**

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

5. Partial Interest: Percentage being transferred: \_\_\_\_\_ %

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

**SELLER (GRANTOR) INFORMATION (REQUIRED)**

**BUYER (GRANTEE) INFORMATION (REQUIRED)**

Print Name: Roberta Radavich, Executor of the Estate of William Perry Lewis also known of record as William P. Lewis & Phyllis Lewis Estate  
 Address: 809 East B St  
Moscow, ID 83843  
 City, State, Zip

Print Name: Brandon R. Battis / Madison M. Battis  
 Address: 1471 Edenborough Cir  
Gardnerville NV 89410  
 City, State Zip

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

Print Name: Ticor Title of Nevada, Inc. Escrow #: 1505662-RLT  
 Address: 1483 Highway 395, Suite B  
 City, State, Zip: Gardnerville, NV 89410