

DOUGLAS COUNTY, NV **2016-878144**
RPTT:\$2359.50 Rec:\$16.00
\$2,375.50 Pgs=3 **03/15/2016 12:34 PM**
TICOR TITLE - GARDNERVILLE
KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO:
Kevin B. Fowles
Fiona R. Fowles
2788 Squires Street
Minden, NV 89423

MAIL TAX STATEMENTS TO:
Kevin B. Fowles
same as above

Escrow No. 1600519-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.: 1420-34-510-004
R.P.T.T. \$ **2,359.50**

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Richard Eric Nelson and Cheryl Lynn Rector Nelson, Co-Trustees of the Nelson Family Trust dated the 20th day of December, 2013

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Kevin B. Fowles and Fiona R. Fowles, 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.

Richard Eric Nelson and Cheryl Lynn Rector
Nelson, Co-Trustees of the Nelson Family Trust
dated the 20th day of December, 2013

Richard Eric Nelson TTEE

Richard Eric Nelson, Co Trustee

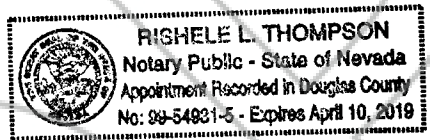
Cheryl Lynn Rector Nelson TTEE
Cheryl Lynn Rector Nelson, Co Trustee

STATE OF NEVADA
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on , 3/19/16
by Richard Eric Nelson and Cheryl Lynn Rector Nelson, Co-Trustees of the Nelson Family Trust dated the
20th day of December, 2013

R. Thompson
NOTARY PUBLIC



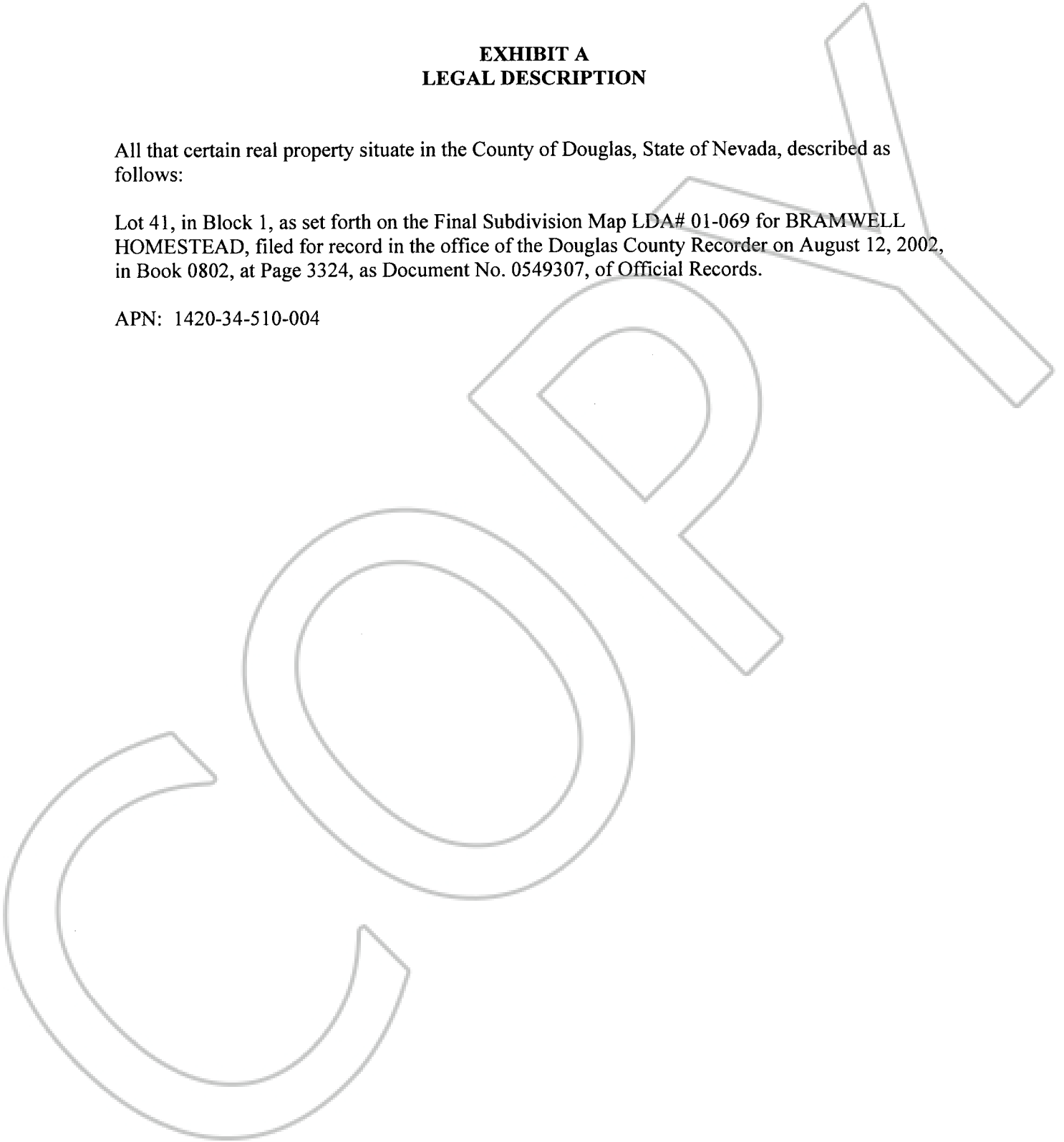
Escrow No. 1600519-RLT

**EXHIBIT A
LEGAL DESCRIPTION**

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

Lot 41, in Block 1, as set forth on the Final Subdivision Map LDA# 01-069 for BRAMWELL HOMESTEAD, filed for record in the office of the Douglas County Recorder on August 12, 2002, in Book 0802, at Page 3324, as Document No. 0549307, of Official Records.

APN: 1420-34-510-004



STATE OF NEVADA-DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

- a) 1420-34-510-004
- 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:

\$605,000.00
 Deed in Lieu of Foreclosure Only (value of property) \$ _____
 Transfer Tax Value \$605,000.00
 Real Property Transfer Tax Due: \$ 2359.50

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 Agent
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)
 Print Name: Richard Eric Nelson and Cheryl Lynn Rector Nelson, Co-Trustees of the Nelson Family Trust dated the 20th day of December, 2013

(REQUIRED)
 Print Name: Kevin B. Fowles & Fiona R. Fowles

Address: 1740 Wind Ranch Rd #C Reno, NV 89521
 City, State, Zip

Address: 2788 Squires Street Minden, NV 89423
 City, State Zip

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

Print Name: Ticor Title of Nevada, Inc. Escrow #: 1600519-RLT
 Address: 1483 Highway 395, Suite B
 City, State, Zip: Gardnerville, NV 89410