

DOUGLAS COUNTY, NV **2016-883682**  
RPTT:\$1084.20 Rec:\$15.00  
\$1,099.20 Pgs=2 **07/01/2016 01:48 PM**  
TICOR TITLE - GARDNERVILLE  
KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO:  
Lawrence L. Prosser  
Tammy Prosser  
19523 Sanford Drive  
Hilmar, Ca 95324

MAIL TAX STATEMENTS TO:  
Lawrence L. Prosser  
same as above

Escrow No. 1602897-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.: 1220-21-610-080  
R.P.T.T. \$1,084.20

SPACE ABOVE FOR RECORDER'S USE ONLY

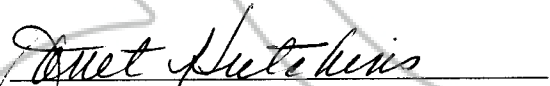
**GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH: That Janet Hutchins, a widow

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Lawrence L. Prosser and Tammy M. Prosser, Husband and Wife, as joint tenants

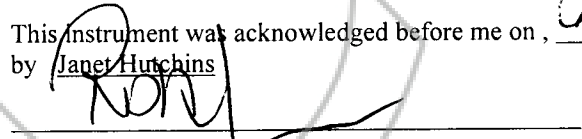
all that real property situated in the County of Douglas, State of Nevada, described as follows:  
SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

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

  
Janet Hutchins

STATE OF NEVADA  
COUNTY OF DOUGLAS

This instrument was acknowledged before me on, 6/30/16 } ss:  
by Janet Hutchins

  
NOTARY PUBLIC



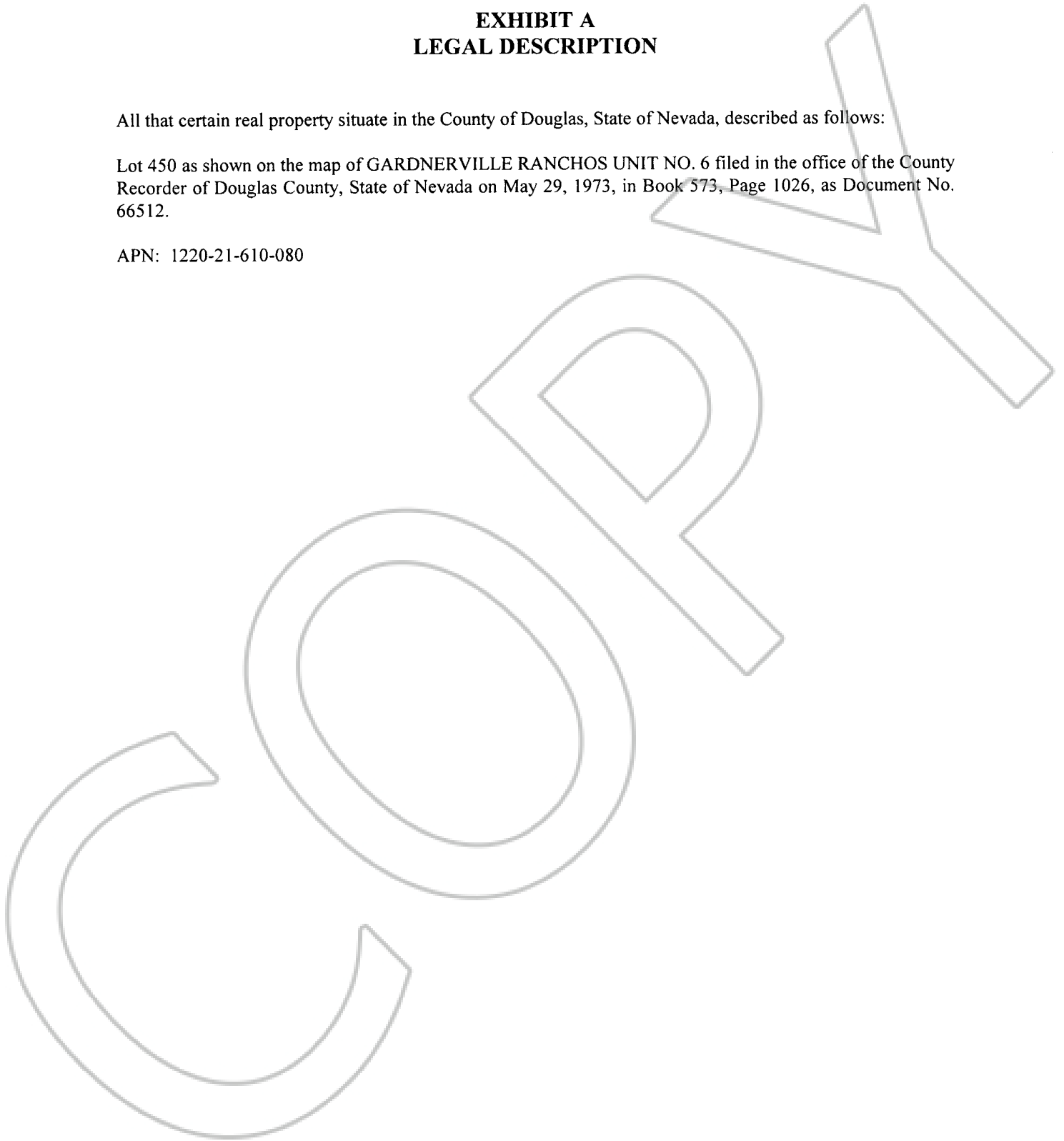
Escrow No.01602897 RLT

**EXHIBIT A  
LEGAL DESCRIPTION**

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

Lot 450 as shown on the map of GARDNERVILLE RANCHOS UNIT NO. 6 filed in the office of the County Recorder of Douglas County, State of Nevada on May 29, 1973, in Book 573, Page 1026, as Document No. 66512.

APN: 1220-21-610-080



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

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

- a) 1220-21-610-080
- 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) \$278,000.00  
 \$ \_\_\_\_\_ )  
 Transfer Tax Value \$278,000.00  
 Real Property Transfer Tax Due: \$1,084.20

**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 [Handwritten Signature] Capacity Grantor  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

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

Print Name: Janet Hutchins  
 Address: 1356 Honeybee Lane  
Gardnerville, NV 89460  
 City, State, Zip

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

Print Name: Lawrence L. Prosser & Tammy M. Prosser  
 Address: 19523 Sanford Drive  
Hilmar, CA 95324  
 City, State Zip

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

Print Name: Ticor Title of Nevada, Inc. Escrow #: 1602897-RLT  
 Address: 1483 Highway 395 N, Suite B  
 City, State, Zip: Gardnerville, NV 89410