

DOUGLAS COUNTY, NV

2016-884761

RPTT:\$1950.00 Rec:\$16.00

\$1,966.00 Pgs=3

07/21/2016 02:43 PM

TICOR TITLE - GARDNERVILLE

KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO:

Dayton Pitts
Jennifer Pitts
1042 Haystack Drive
Carson City, NV 89705

MAIL TAX STATEMENTS TO:

Dayton Pitts
same as above

Escrow No. 1602613-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.: 1420-08-212-032

R.P.T.T. \$1,950.00

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That James O. Hartman Jr. and Patricia L. Hartman, Husband and Wife, as Joint Tenants

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Dayton Pitts and Jennifer Pitts , Husband and Wife, as Community Property 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.

James O. Hartman Jr.
James O. Hartman Jr.

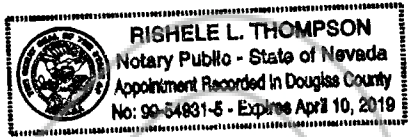
Patricia L. Hartman
Patricia L. Hartman

STATE OF NEVADA
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on, 7/18/14
by James O. Hartman Jr. and Patricia L. Hartman

Ron
NOTARY PUBLIC



COOPY

**EXHIBIT A
LEGAL DESCRIPTION**

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

Description of all that lot, piece, or parcel of land being known as Adjusted Assessor's Parcel Number 1420-08-212-030, reflecting a Boundary Line Adjustment between Assessor's Parcel Numbers 1420-08-212-030 and APN 1420-08-214-021, Douglas County, Nevada, said parcel being within a portion of the W ½ of Section 8, Township 14 North, Range 20 East, M.D.B.&M., Douglas County, Nevada and being more particularly described as follows:

Commencing at a street monument, with Cap No. 8659, being the center of Haystack Drive cul-de-sac, per Document No. 340968, Douglas County Records; thence North 03°06'06" West, 45.00 feet to the True Point of Beginning; thence North 17°39'42" East, 99.80 feet; thence North 89°56'10" East, 170.86 feet; thence South 17°59'57" West, 80.43 feet; thence South 86°55'26" West, 102.33 feet; thence South 69°37'53" West, 53.60 feet; thence on a curve to the left with chord bearing of North 77°20'24" West, radius of 45.00 feet, central angle of 31°31'25" and arc length of 24.76 feet to the True Point of Beginning.

Reference is hereby made to that Record of Survey in Support of a Boundary Line Adjustment for Peter L. Larson and Frances M. Larson and SGC Nevada LLC, filed for record in the office of the Douglas County Recorder, State of Nevada on December 13, 2006 in Book 1206 at Page 4326 as Document No. 690645 and Amended Record of Survey recorded on May 18, 2007 in Book 0507 at Page 6607 as Document No. 701465, Official Records.

Note: Legal description previously contained in Book 1211 at Page 158 as Document No. 793531 recorded on December 1, 2011.

APN: 1420-08-212-032

STATE OF NEVADA-DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

- a) 1420-08-212-032
- 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) \$500,000.00
 \$ _____)
 Transfer Tax Value \$500,000.00
 Real Property Transfer Tax Due: \$1,950.00

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 James O. Hartman Jr. Capacity Grantor
 Signature Patricia L. Hartman Capacity Grantor

SELLER (GRANTOR) INFORMATION (REQUIRED)	BUYER (GRANTEE) INFORMATION (REQUIRED)
Print Name: <u>James O. Hartman Jr./Patricia Hartman</u>	Print Name: <u>Dayton Pitts/Jennifer Pitts</u>
Address: <u>14161 S. PICKERING ST - OLATHE, KS. 66061</u> City, State, Zip	Address: <u>1042 Haystack Dr. Community W 81705</u> City, State Zip

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

Print Name: Ticor Title of Nevada, Inc. Escrow #: 1602613-RLT
 Address: 1483 Highway 395 N, Suite B
 City, State, Zip: Gardnerville, NV 89410