

DOUGLAS COUNTY, NV

2016-886114

RPTT:\$838.50 Rec:\$15.00

\$853.50 Pgs=2

08/15/2016 02:30 PM

TICOR TITLE - GARDNERVILLE

KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO:

Neal Root
Miriam Campos-Root
9416 Abalone Way
Las Vegas, NV 89117

MAIL TAX STATEMENTS TO:

Same as Above

Escrow No. 1603359-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.: 1319-03-401-013

R.P.T.T. \$ 838.50

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Everjoy, LLC

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Neal Root and Miriam Campos-Root , 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.

Everjoy, LLC

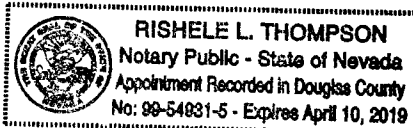

Susan Happe, Manager

STATE OF NEVADA
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on , 8/12/16
by Susan Happe


NOTARY PUBLIC



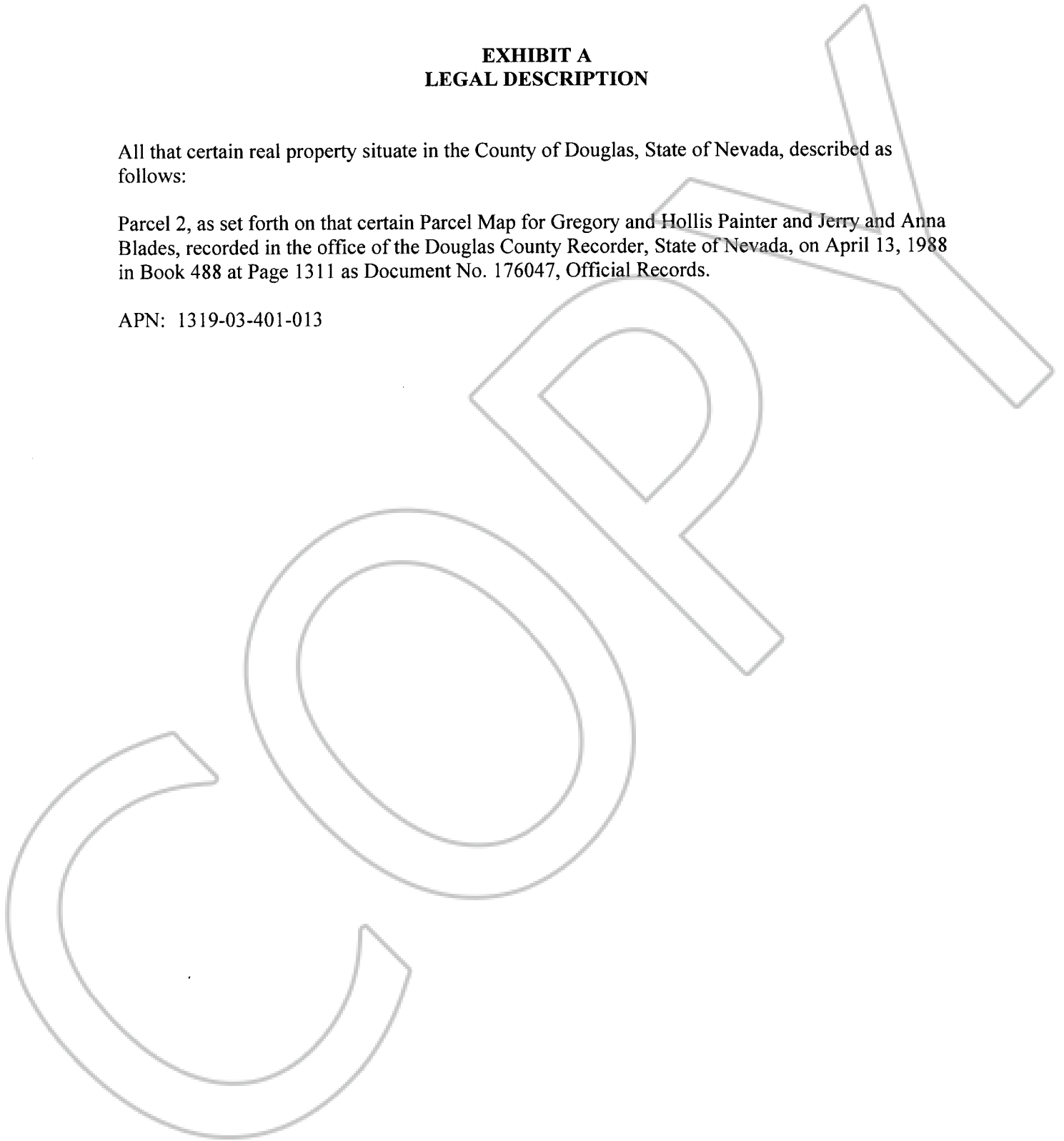
Escrow No. 1603359-RLT

**EXHIBIT A
LEGAL DESCRIPTION**

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

Parcel 2, as set forth on that certain Parcel Map for Gregory and Hollis Painter and Jerry and Anna Blades, recorded in the office of the Douglas County Recorder, State of Nevada, on April 13, 1988 in Book 488 at Page 1311 as Document No. 176047, Official Records.

APN: 1319-03-401-013



STATE OF NEVADA-DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

- a) 1319-03-401-013
- 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) \$215,000.00
Transfer Tax Value \$
Real Property Transfer Tax Due: \$215,000.00
\$ 838.50

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 Susan Hoff, Agr. Capacity GRANTOR
Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)	BUYER (GRANTEE) INFORMATION (REQUIRED)
Print Name: <u>Everjoy, LLC</u>	Print Name: <u>Neal Root/Miriam Campos-Root</u>
Address: <u>1329 N. Hwy 395 #10-308</u> <u>Gardnerville, NV 89410</u> City, State, Zip	Address: <u>9416 Abalone Way</u> <u>Las Vegas, NV 89117</u> City, State Zip

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

Print Name: Ticor Title of Nevada, Inc. Escrow #: 1603359-RLT
Address: 1483 Highway 395 N, Suite B
City, State, Zip: Gardnerville, NV 89410