

A.P. No. 1420-34-410-007
Escrow No. 143-2507638-SC
R.P.T.T. \$1,382.55

WHEN RECORDED RETURN TO:

William E. Nichols and Monica R. Nichols
2620 Kayne Avenue
Minden, NV 89423

MAIL TAX STATEMENTS TO:

2620 Kayne Avenue
Minden, NV 89423

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Jeremy M. Godfrey, a single man

do(es) hereby *GRANT, BARGAIN and SELL* to

Monica R. Nichols and William E. Nichols, husband and wife as joint tenants with right of survivorship

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

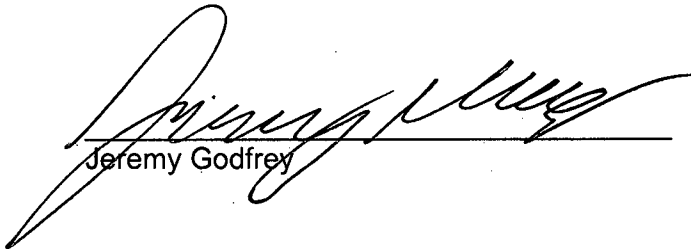
LOT 22, BLOCK 1, AS SHOWN ON THE MAP OF ARTEMISIA RESUBDIVISION, FILED IN THE OFFICE OF THE COUNTY RECORDER ON APRIL 23, 1962, AS DOCUMENT NO. 19909, OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA.

Subject to:

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

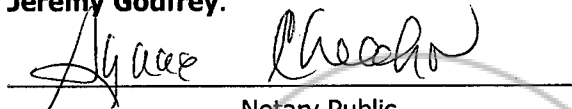
Date: 08/17/2016



Jeremy Godfrey


STATE OF **NEVADA**)
 : **ss.**
COUNTY OF)
DOUGLAS

This instrument was acknowledged before me on
8/25/16 by
Jeremy Godfrey.



Notary Public
(My commission expires: 5-12-2017)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated
08/17/2016 under Escrow No. 143-2507638

 **SUZANNE CHECHOV**
Notary Public - State of Nevada
Appointment Recorded In Douglas County
No: 89-28458-5 - Expires May 12, 2019

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1420-34-410-007
- 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'/Ind'l
- g) Agricultural
- h) Mobile Home
- i) Other _____

FOR RECORDERS OPTIONAL USE	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3. a) Total Value/Sales Price of Property: \$354,500.00
- b) Deed in Lieu of Foreclosure Only (value of) (\$ _____)
- c) Transfer Tax Value: \$354,500.00
- d) Real Property Transfer Tax Due \$1,382.55

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 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]
Signature: _____

Capacity: [Signature]
Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Jeremy Godfrey
Address: 2553 HENNING LN
City: Minden
State: NV Zip: 89423

Print Name: William E. Nichols and
Monica R. Nichols
Address: 2620 Kayne Avenue
City: Minden
State: NV Zip: 89423

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

First American Title Insurance
Print Name: Company
Address: 1663 US Highway 395, Suite 101
City: Minden

File Number: 143-2507638 SC/SC
State: NV Zip: 89423

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)