

A.P.N.: 1319-19-717-012
File No: 143-2510204 (JL)
R.P.T.T.: \$780.00

When Recorded Mail To: Mail Tax Statements To:
Christopher A. Nigus
4405 Glasgow Way
Anacortes , WA 98221

GRANT, BARGAIN and SALE DEED

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

Bryon Karow and Helen S. Karow, husband and wife as joint tenants with right of survivorship

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

Christopher A. Nigus, a single man

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

LOT 415A, AS SHOWN ON THE AMENDED MAP OF SUMMIT VILLAGE RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON SEPTEMBER 17, 1968, AS DOCUMENT NO. 42231, AND ON SECOND AMENDED MAP RECORDED ON JANUARY 13, 1969, AS DOCUMENT NO. 43419, OFFICIAL RECORDS OF DOUGLAS COUNTY, 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: 09/06/2016

Bryon Karow
Bryon Karow

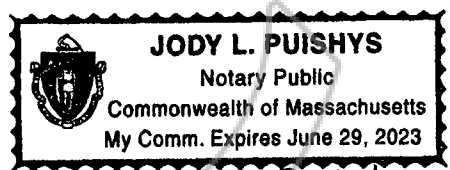
Helen S. Karow
Helen S. Karow

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

This instrument was acknowledged before me on October 7, 2016 by **Bryon Karow and Helen S. Karow.**

Jody L. Puishys
Notary Public
(My commission expires: June 29, 2023)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **September 06, 2016** under Escrow No. **143-2510204.**



Jody L. Puishys

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1319-19-717-012
- 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

Book _____ Page: _____
Date of Recording: _____
Notes: _____

- 3. a) Total Value/Sales Price of Property: \$200,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$200,000.00
- d) Real Property Transfer Tax Due \$780.00

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: *Bryon Karow*

Capacity: *Grantor*

Signature: _____

Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Bryon Karow and Helen S. Karow
Address: 365 Gracious Way
City: Henderson
State: NV Zip: 89011

Print Name: Christopher Nigus
Address: 4405 Glasgow Way
City: Anacortes
State: WA Zip: 98221

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: 143-2510204 JL/ JL
State: NV Zip: 89423

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