

A.P.N.: 1220-17-515-009  
File No: 141-2510968 (NMP)  
R.P.T.T.: \$2,418.00

When Recorded Mail To: Mail Tax Statements To:  
Brian G. Fitzpatrick and Sandra L. Fitzpatrick  
955 Old Nevada Way  
Gardnerville, NV 89460

***GRANT, BARGAIN and SALE DEED***

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

Marcie Ansel, a married woman as her sole and separate property

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

Brian G. Fitzpatrick and Sandra L. Fitzpatrick, 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:

**PARCEL 1:**

**LOT 179, IN BLOCK A, AS SHOWN ON THE FINAL MAP OF PLEASANTVIEW SUBDIVISION PHASE 9, FINAL MAP #LDA 00-027, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON SEPTEMBER 17, 2001, IN BOOK 901, PAGE 3761, AS DOCUMENT NO. 522892, AND BY CERTIFICATE OF AMENDMENT RECORDED FEBRUARY 12, 2002 IN BOOK 0202, PAGE 4226 AS DOCUMENT NO. 0534615, OF OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.**

**PARCEL 2:**

**TOGETHER WITH A NONEXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND PUBLIC UTILITIES AS SET FORTH IN EASEMENT DEED RECORDED OCTOBER 13, 2006 IN BOOK 1006, PAGE 4534, AS DOCUMENT NO. 686321, OFFICIAL RECORD, 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: 09/21/2016

COPY



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1220-17-515-009
- 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: \_\_\_\_\_

\$620,000.00

b) Deed in Lieu of Foreclosure Only (value of property) (\$ \_\_\_\_\_)

c) Transfer Tax Value: \_\_\_\_\_

\$620,000.00

d) Real Property Transfer Tax Due \_\_\_\_\_

\$2,418.00

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: Marcié Ansel

Capacity: Grantor

Signature: \_\_\_\_\_

Capacity: \_\_\_\_\_

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

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

Print Name: Marcié Ansel  
Address: 219 Sierra Country Cir  
City: Gardnerville  
State: NV Zip: 89463

Print Name: Brian G. Fitzpatrick and Sandra L. Fitzpatrick  
Address: 955 Old Nevada Way  
City: Gardnerville  
State: NV Zip: 89460

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

Print Name: First American Title Insurance Company  
Address: P.O. Box 645  
City: Zephyr Cove

File Number: 141-2510968 NMP/ NMP  
State: NV Zip: 89448

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