

A.P.N. 1319-19-720-018

**RECORDING REQUESTED BY**

National Closing Solutions  
1436 Industrial Way, #6  
Gardnerville, NV 89410

**WHEN RECORDED MAIL THIS DEED  
AND, UNLESS OTHERWISE SHOWN  
BELOW, MAIL TAX STATEMENTS TO:**

Christopher Lappin and Lauren Sullivan  
**PO Box 2973**  
**Stateline, NV 89449**

DOUGLAS COUNTY, NV **2016-890442**  
RPTT:\$637.65 Rec:\$16.00  
\$653.65 Pgs=3 11/10/2016 12:50 PM  
STEWART TITLE LAS VEGAS WARM SPRINGS  
KAREN ELLISON, RECORDER

Please complete Affirmation Statement below:

- I the undersigned hereby affirm that this document submitted for recording does not contain the social security number of any person or persons (Per NRS 239B.030)
- I the undersigned hereby affirm that this document submitted for recording contains the social security number of a person or persons as required by law:

(State specific law)

\_\_\_\_\_  
Signature (Print name under signature)

\_\_\_\_\_  
Title

Order Number: P-176916

**GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH: That Dolores Mugo-Gatheru Living Trust, U/A dated September 5, 2014

In consideration of \$0.00 the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to **Christopher Lappin and Lauren Sullivan, as registered domestic partners, as joint tenants**

All that real property situated In the County of **Douglas** State of Nevada, bounded and described as follows:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR FULL LEGAL DESCRIPTION**

Address: 163 Tramway Drive, Unit A, Stateline, NV 89449

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise a appertaining.

Witness my hand this X day of November 20 16

Dolores Mugo-Gatheru  
Dolores Mugo-Gatheru, Trustee

Dolores Mugo-Gatheru Living Trust, U/A dated September 5, 2014

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

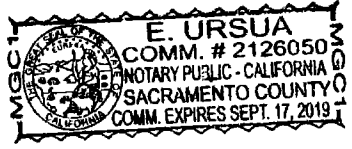
State of California )  
County of Sacramento ) ss.

On 11/07/2016 before me, E. Ursua, (E) Notary Public personally appeared Dolores Mugo - Gatheru

, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal.

SIGNATURE E Ursua



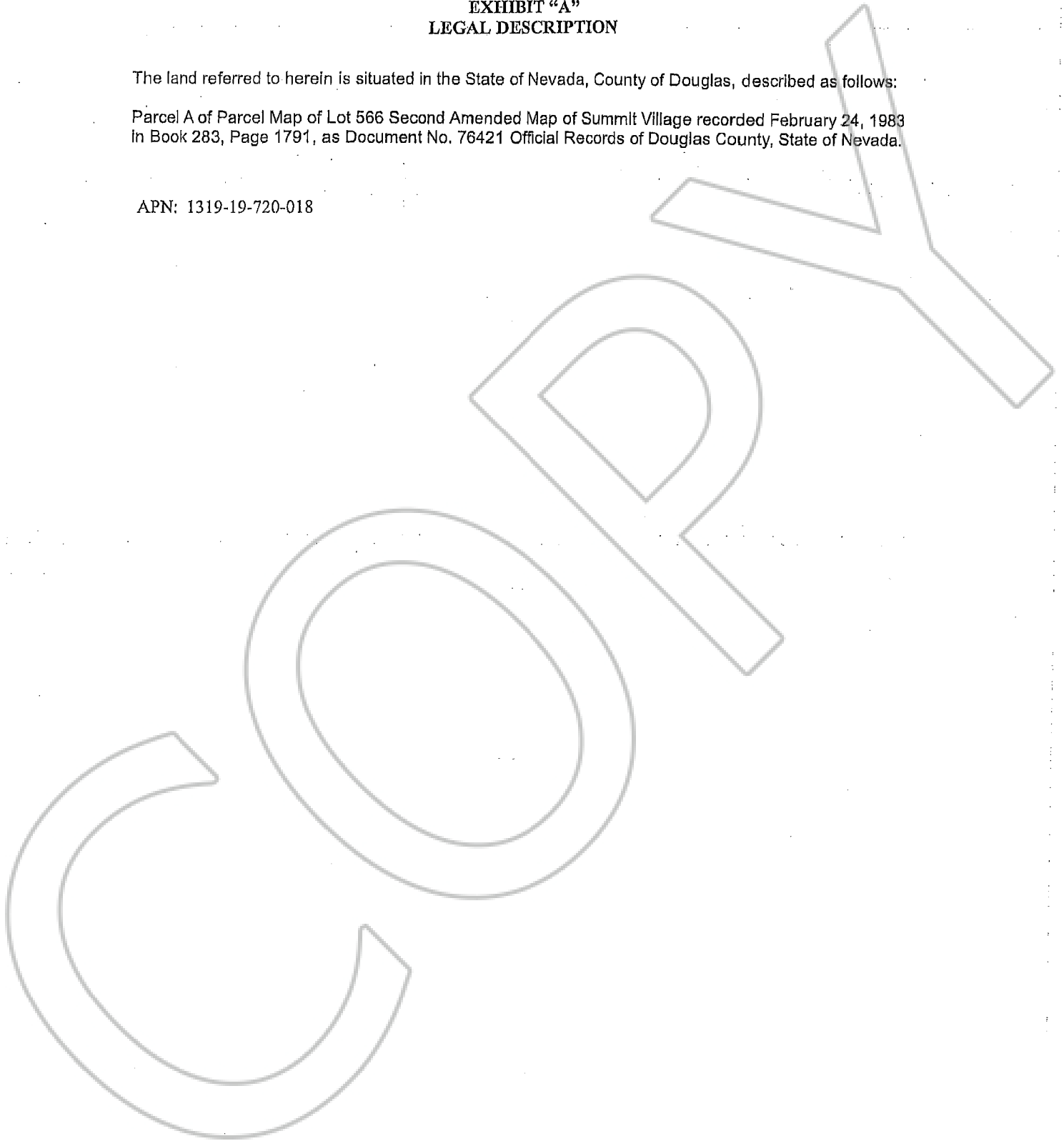
Notary Clarification:  
E. Ursua  
Comm # 2126050  
Expires Sept. 17, 2019

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

The land referred to herein is situated in the State of Nevada, County of Douglas, described as follows:

Parcel A of Parcel Map of Lot 566 Second Amended Map of Summit Village recorded February 24, 1983  
In Book 283, Page 1791, as Document No. 76421 Official Records of Douglas County, State of Nevada.

APN: 1319-19-720-018



STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) 1319-19-700-018  
 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: \$ 163,500.00  
 Deed in Lieu of Foreclosure Only (value of property) \_\_\_\_\_  
 Transfer Tax Value: \$ 163,500.00  
 Real Property Transfer Tax Due: \$ 637.65

4. If Exemption Claimed:  
 a. Transfer Tax Exemption per NRS 375.090, Section # \_\_\_\_\_  
 b. Explain Reason for Exemption: \_\_\_\_\_

5. Partial Interest: Percentage being transferred: 100%

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: Dolores Mugo-Gatheru Capacity: Owner  
 Dolores Mugo-Gatheru-SELLER Dolores Mugo-Gatheru Living Trust, U/A dated Sept. 5, 2014  
 Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_  
 Christopher Lappin and Lauren Sullivan

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

Print Name: Dolores R. Mugo-Gatheru  
 Address: 11205 Bold River Ct.  
 City: Rancho Cordova  
 State: CA Zip: 95670

Print Name: Christopher Lappin & Lauren Sullivan  
 Address: P.O. Box 2973  
 City: Stateline  
 State: NV Zip: 89449

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)  
 Print Name: STEWART TITLE COMPANY Escrow # 01415-23638  
 Address: 376 E WARM SPRINGS ROAD, SUITE 190  
 City: LAS VEGAS State: NV Zip: 89190  
 (AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) 1319-19-720-018  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
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2. Type of Property:  
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4. If Exemption Claimed:  
 a. Transfer Tax Exemption per NRS 375.090, Section # \_\_\_\_\_  
 b. Explain Reason for Exemption: \_\_\_\_\_

5. Partial Interest: Percentage being transferred: 100 1/2 %

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] Capacity Seller  
 Dolores Mugo-Gatheru-SELLER  
 Signature [Signature] Capacity Buyer  
 Christopher Lappin-Buyer  
 Lauren Sullivan-Buyer

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

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 Address: 11205 Bold River Ct  
 City: Rancho Cordova  
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