

DOUGLAS COUNTY, NV

2017-894365

RPTT:\$975.00 Rec:\$16.00

\$991.00 Pgs=3

02/06/2017 04:31 PM

TICOR TITLE - GARDNERVILLE

KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO:

Jacob L. Ferriera
Tylar A Negrete
1430 Mary Jo Drive
Gardnerville, NV 89460

MAIL TAX STATEMENTS TO:

Same as above

Escrow No. 1606852-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.: 1220-22-410-212

R.P.T.T. \$ 975.00

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

Jerry W. Adair and Vivian L. Adair, Husband and Wife, as Joint Tenants with Right of Survivorship FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to

Jacob L. Ferriera, an unmarried man and Tyler Negrete, an unmarried woman, as joint tenants

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.

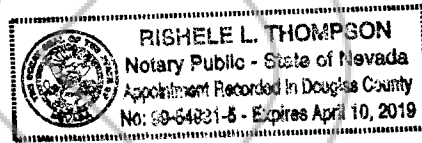
Jerry W. Adair
Jerry W. Adair

Vivian L. Adair
Vivian L. Adair

STATE OF NEVADA
COUNTY OF

This instrument was acknowledged before me on, 1/25/17 } ss:
by Jerry W. Adair and Vivian L. Adair

[Signature]
NOTARY PUBLIC



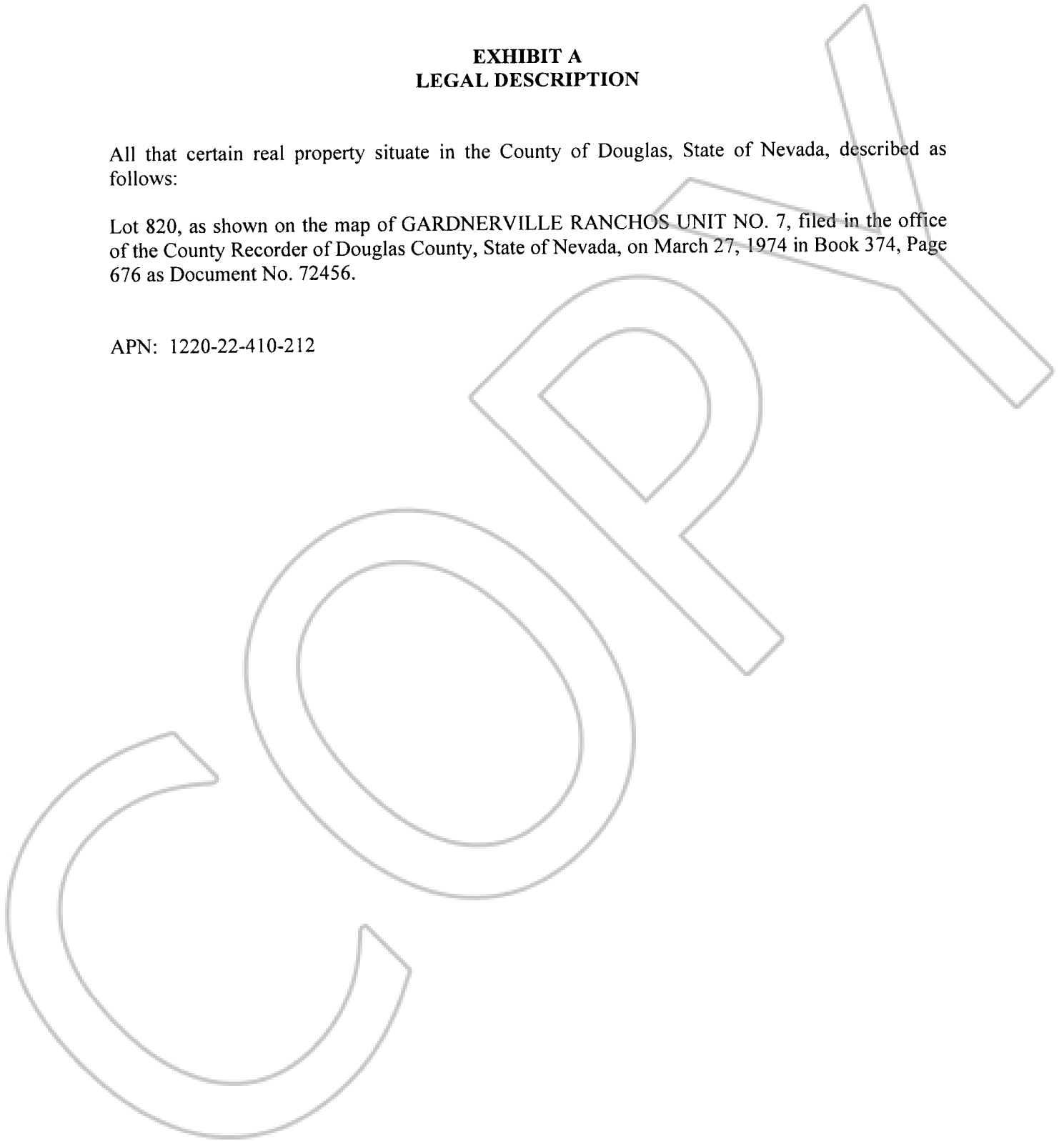
Escrow No. 1606852-RLT

**EXHIBIT A
LEGAL DESCRIPTION**

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

Lot 820, as shown on the map of GARDNERVILLE RANCHOS UNIT NO. 7, filed in the office of the County Recorder of Douglas County, State of Nevada, on March 27, 1974 in Book 374, Page 676 as Document No. 72456.

APN: 1220-22-410-212



STATE OF NEVADA-DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

- a) 1220-22-410-212
- 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)	\$249,900.00
Transfer Tax Value	\$ _____
Real Property Transfer Tax Due:	\$249,900.00
	\$ 975.00

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: Jerry W. Adair Capacity: Grantor
 Signature: Vivian S. Adair Capacity: Grantor

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)

(REQUIRED)

Print Name: Jerry W. Adair and Vivian Adair
 Address: 652 Appaloosa Lane
Gardnerville, NV 89410
 City, State, Zip

Print Name: Jacob L. Ferriera and Tyla Negrete
 Address: 1480 Mary Jo Drive
Gardnerville, NV 89460
 City, State Zip

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

Print Name: Ticor Title of Nevada, Inc. Escrow #: 1606852-RLT
 Address: 1483 Highway 395 N, Suite B
 City, State, Zip: Gardnerville, NV 89410