

DOUGLAS COUNTY, NV **2017-894384**  
RPTT:\$1751.10 Rec:\$16.00  
\$1,767.10 Pgs=3 **02/07/2017 10:57 AM**  
ETRCO, LLC  
KAREN ELLISON, RECORDER

APN# : 1420-18-710-047  
RPTT: \$1,751.10

Recording Requested By:  
Western Title Company  
Escrow No.: 085468-ARJ

When Recorded Mail To:  
Christopher L. Johnston  
934 Chip Creek Court  
Minden, NV 89423

Mail Tax Statements to: (deeds only)  
Same as Above

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons.  
(Per NRS 239B.030)

Signature Michelle Simpson  
Michelle Simpson Escrow Assistant

**Grant, Bargain, and Sale Deed**

This page added to provide additional information required by NRS 111.312  
(additional recording fee applies)

## GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That

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

James R. Nichols, an unmarried man

do(es) hereby GRANT(s) BARGAIN SELL and CONVEY to

Christopher L. Johnston, an Unmarried Man

and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Minden, County of Douglas State of Nevada bounded and described as follows:

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

Lot 47 in Block B, as set forth on that certain Amended Final Map LDA #99-54-1A for SUNRIDGE HEIGHTS III, Phase 1A, a Planned Unit Development, recorded in the office of the Douglas County Recorder on December 29, 2003, in Book 1203, Page 12019, as Document No. 600647.

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

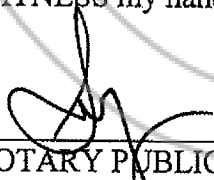
Dated: 01/29/2017

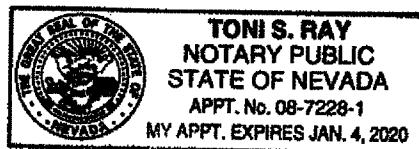
*James R. Nichols by*  
James R. Nichols  
*Donna Nichols as*  
*attys in fact*

STATE OF NEVADA  
COUNTY OF Clark }  
S.S

On , before me, the undersigned, a Notary Public in and for said County and State, personally appeared Donna Nichols, proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument, as the Attorney in fact of James R. Nichols and acknowledged to me that Donna Nichols subscribed the name of James R. Nichols thereto as principal and his/her own name as Attorney in fact.

WITNESS my hand and official seal.

  
2/02/2017  
NOTARY PUBLIC for said County and State



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)

a) 1420-18-710-047

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	
DOCUMENT/INSTRUMENT #:	_____
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: _____	

3. Total Value/Sales Price of Property: \$449,000.00  
 Deed in Lieu of Foreclosure Only (value of property) (

Transfer Tax Value: \$449,000.00

Real Property Transfer Tax Due: \$1,751.10

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 M. Simpson  
 Signature \_\_\_\_\_

Capacity Escrow Assistant  
 Capacity \_\_\_\_\_

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

Print Name: James R. Nichols  
 Address: 2551 Eclipsing Stars Drive  
 City: Henderson  
 State: NV Zip: 89044

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

Print Name: Christopher L. Johnston  
 Address: 934 Chip Creek Court  
 City: Minden  
 State: NV Zip: 89423

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: eTRCo, LLC. On behalf of Western Title Company  
 Address: Douglas Office  
 1362 Highway 395, Ste. 109  
 City/State/Zip: Gardnerville, NV 89410

Esc. #: 085468-ARJ