

DOUGLAS COUNTY, NV  
RPTT:\$1072.50 Rec:\$15.00  
\$1,087.50 Pgs=2 04/21/2017 12:17 PM  
TICOR TITLE - GARDNERVILLE  
KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO:  
Michael E. Adams

201 W. California Ave Apt 102  
Sunnyvale, CA 94086

MAIL TAX STATEMENTS TO:  
Michael E. Adams  
201 W. California Ave Apt 102  
Sunnyvale, CA 94086

Escrow No. 1701495-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.: 1420-07-112-013  
R.P.T.T. \$1,072.50

SPACE ABOVE FOR RECORDER'S USE ONLY


**GRANT, BARGAIN, SALE DEED**

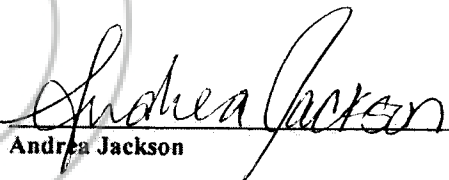
THIS INDENTURE WITNESSETH: That James Mackay Jackson and Andrea Jackson, husband and wife as Joint Tenants with Right of Survivorship (also know of record as Andrea Joyce Jackson

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Michael E. Adams, A single man

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.

  
James Mackay Jackson

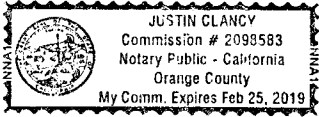
  
Andrea Jackson

STATE OF CA  
COUNTY OF San Diego

} ss:

This instrument was acknowledged before me on, April 19, 2017  
by James Mackay Jackson and Andrea Jackson

NOTARY PUBLIC 



Escrow No. 1701495-RLT

**EXHIBIT A  
LEGAL DESCRIPTION**

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

Lot K-13 in Block K as shown on the Final Map #1007-3 of VALLEY VISTA ESTATES PHASE 2, filed for record in the Office of the Douglas County Recorder on August 29, 1997 in Book 897 at Page 6072 as Document No. 420670, Official Records.

APN: 1420-07-112-013

COPY

**STATE OF NEVADA-DECLARATION OF VALUE FORM**

**1. Assessor Parcel Number(s)**

- a) 1420-07-112-013
- 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 \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
Book _____	Page _____
Date of Recording: _____	
Notes: _____	

**3. Total Value/Sales Price of Property:**

Deed in Lieu of Foreclosure Only (value of property) \$275,000.00  
 \$ \_\_\_\_\_ )  
 Transfer Tax Value \$275,000.00  
 Real Property Transfer Tax Due: \$1,072.50

**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: [Signature] Capacity: Grantor  
 Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_

<b>SELLER (GRANTOR) INFORMATION</b> (REQUIRED)	<b>BUYER (GRANTEE) INFORMATION</b> (REQUIRED)
Print Name: <u>James Mackay Jackson and Andrea Jackson</u>	Print Name: <u>Michael E. Adams</u>
Address: <u>1939 S. Myers Street, Apt. 3</u> <u>Oceanside, CA 92054</u> City, State, Zip	Address: <u>201 W. California Ave Apt 102</u> <u>Sunnyvale, CA 94086</u> City, State Zip

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

Print Name: Ticor Title of Nevada, Inc. Escrow #: 1701495-RLT  
 Address: 1483 Highway 395 N, Suite B  
 City, State, Zip: Gardnerville, NV 89410