

APN: 1320-34-001-007
ESCROW NO: 10016990
WHEN RECORDED MAIL TO and
MAIL TAX STATEMENT TO:
TODD D. PETERSON
VIRGINIA NIKOLOFF
1548 ORCHARD ROAD
GARDNERVILLE, NV 89410

RPTT = \$ 0.00

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Todd D. Peterson, an unmarried man, and Virginia Nikoloff, an unmarried woman as joint tenants, who acquired title as Todd Peterson, an unmarried man and Virginia Nikoloff, an unmarried woman as joint tenants

In consideration of \$10.00, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to

Todd D. Peterson, an unmarried man and Virginia Nikoloff, an unmarried woman as joint tenants all that real property situated in the City of Gardnerville, County of Douglas, State of Nevada, described as follows:

See Exhibit A attached hereto and made a part hereof.

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

Witness his/hers/theirs hand(s) this 21st day of April, 2017

Todd D Peterson
Todd D. Peterson

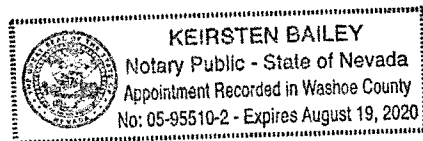
Virginia Nikoloff
Virginia Nikoloff

STATE OF NEVADA }
COUNTY OF DOUGLAS } SS:

This instrument was acknowledged before me on 04.21.17,

by Todd D. Peterson and Virginia Nikoloff.

Keirsten Bailey
Notary Public



LEGAL DESCRIPTION

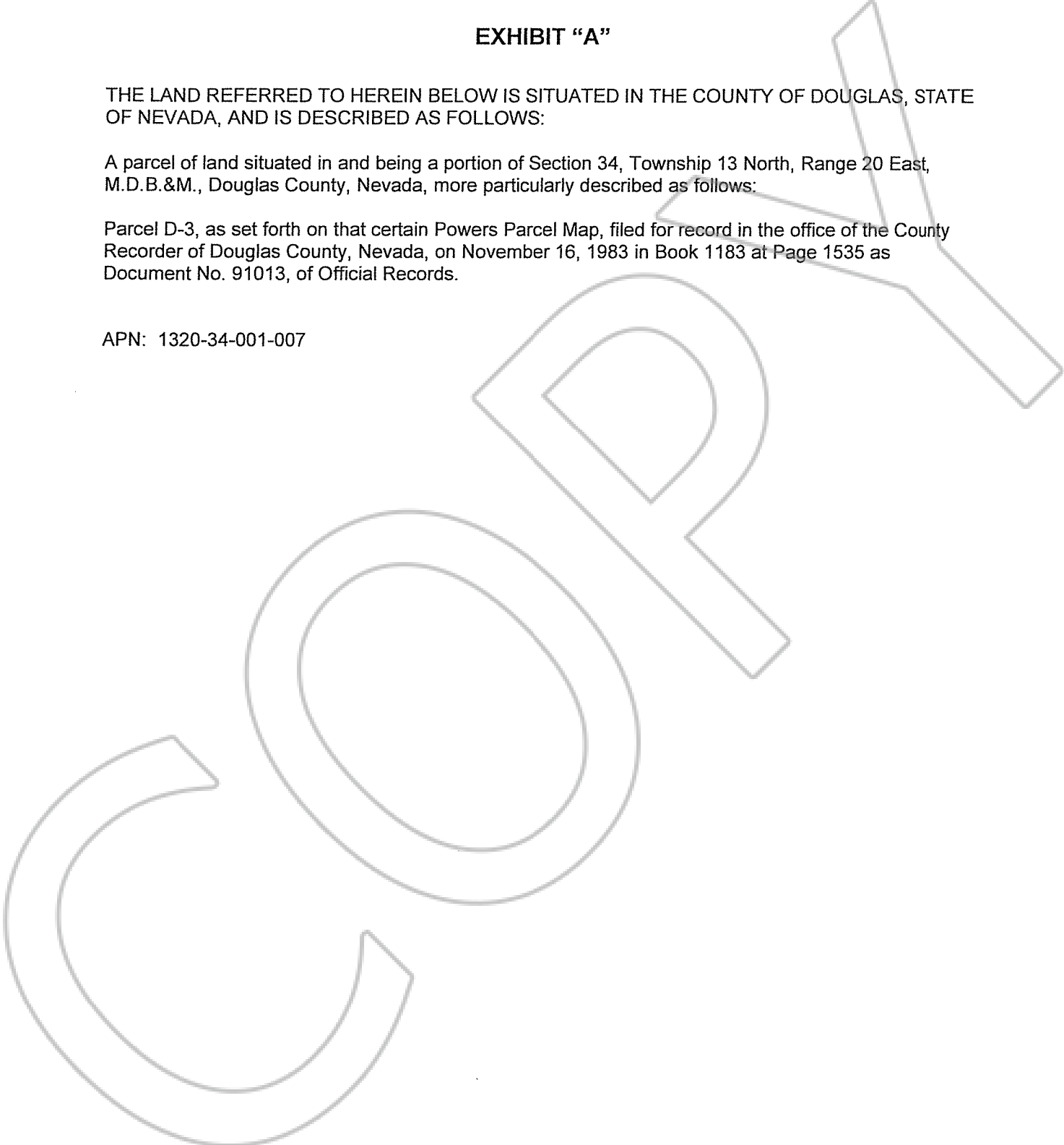
EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, AND IS DESCRIBED AS FOLLOWS:

A parcel of land situated in and being a portion of Section 34, Township 13 North, Range 20 East, M.D.B.&M., Douglas County, Nevada, more particularly described as follows:

Parcel D-3, as set forth on that certain Powers Parcel Map, filed for record in the office of the County Recorder of Douglas County, Nevada, on November 16, 1983 in Book 1183 at Page 1535 as Document No. 91013, of Official Records.

APN: 1320-34-001-007



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 1320-34-001-007
- 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
- Other

FOR RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sales Price of Property:

\$EXEMPT _____
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value **\$EXEMPT** _____
 Real Property Transfer Tax Due: **\$ 0.00** _____

4. If Exemption Claimed

- a. Transfer Tax Exemption, per NRS 375.090, Section 3
- b. Explain Reason for Exemption: Transfer of title to correct true status of ownership, without consideration adding middle initial to Owner's vesting. previous doc # 874701

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 *Todd D Peterson* Capacity Grantor

Signature *[Signature]* Capacity Grantee

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(Required)

(Required)

Print Name: Todd Peterson, Virginia Nikoloff

Print Name: Todd D. Peterson Virginia Nikoloff

Address: 1548 Orchard rd.

Address: 1548 ORCHARD RD

City: Gardnerville

City: GARDNERVILLE

State: NV **Zip:** 89410

State: NV **Zip:** 89410

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

Print Name: Capital Title Company of Nevada, LLC

Escrow #: 10016990

Address: 10539 Professional Circle, Suite #102
Reno, NV 89521