

A.P.N.: 1420-07-214-019
File No: 143-2517924 (SC)
R.P.T.T.: \$1,872.00

When Recorded Mail To: Mail Tax Statements To:
Steven J. Ochoa and Carol Lynn Ward Ochoa
P.O. Box #3340
Livermore, CA 94551

GRANT, BARGAIN and SALE DEED

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

Carl G. Kelley and Alice Kelley, husband and wife as joint tenants with right of survivorship

do(es) hereby *GRANT, BARGAIN and SELL* to

Steven J. Ochoa and Carol Lynn Ward Ochoa, husband and wife as joint tenants with right of survivorship

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

LOT I-27 AS SHOWN ON THE FINAL MAP NO. 97-1007-7 OF VALLEY VISTA ESTATES, PHASE 6, RECORDED IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER, STATE OF NEVADA, ON APRIL 24, 2002 IN BOOK 0402 AT PAGE 7191 AS DOCUMENT NO. 540408, OFFICIAL RECORDS.

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

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

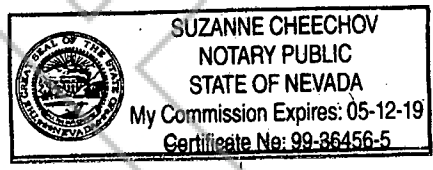
Date: 03/06/2017

Carl G. Kelley
Carl G. Kelley -
Alice Kelley
Alice Kelley

STATE OF NEVADA)
 : ss.
COUNTY OF)
DOUGLAS

This instrument was acknowledged before me on
4-26-17 by
Carl G. Kelley and Alice Kelley.

Suzanne Cheechov
Notary Public
(My commission expires: 5-12-2019)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated
04/20/2017 under Escrow No. 143-2517924

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1420-07-214-019
- 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

Book _____ Page: _____
Date of Recording: _____
Notes: _____

- 3. a) Total Value/Sales Price of Property: \$480,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$480,000.00
- d) Real Property Transfer Tax Due \$1,872.00

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 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: *Carl G. Kelley*

Capacity: *Officer*

Signature: _____

Capacity: _____

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

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

Print Name: Carl G. Kelley and Alice Kelley

Print Name: Steven J. Ochoa and Carol Lynn Ward Ochoa

Address: 1198 Kingston Way

Address: P.O. Box #3340

City: Gardnerville

City: Livermore

State: NV Zip: 89460

State: CA Zip: 94551

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

Print Name: First American Title Insurance Company

File Number: 143-2517924 SC/ SC

Address: 1663 US Highway 395, Suite 101

City: Minden

State: NV Zip: 89423

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)