

A.P. No. 1220-21-810-008
Escrow No. 143-2519912-SC,
R.P.T.T. \$1,365.00

WHEN RECORDED RETURN TO:

David R. Jeppson
12970 Sunnyhill Ct
Sonora, CA 95370

MAIL TAX STATEMENTS TO:

12970 Sunnyhill Ct
Sonora, CA 95370

GRANT, BARGAIN and SALE DEED

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

Randy Ellis And Dana Ellis, husband and wife as community property with right of survivorship

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

David R. Jeppson, a married man as his sole and separate property

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

LOT 115, AS SHOWN ON THE MAP OF GARDNERVILLE RANCHOS UNIT NO. 7, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON MARCH 27, 1974, IN BOOK 374, PAGE 676, AS DOCUMENT NO. 72456.

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: 05/30/2017

Randy Ellis
Randy Ellis

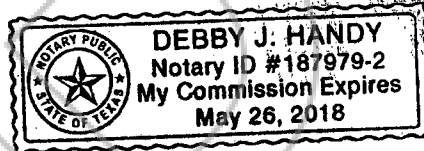
Dana Ellis
Dana Ellis

STATE OF Texas,
COUNTY OF Dallas : ss.

This instrument was acknowledged before me on 5-31-17 by

Randy Ellis and Dana Ellis.

Debby J. Handy
Notary Public
(My commission expires: 5-26-18)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated 05/30/2017 under Escrow No. 143-2519912

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 1220-21-810-008
 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. a) Total Value/Sales Price of Property: \$350,000.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$350,000.00
 d) Real Property Transfer Tax Due \$1,365.00

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: *Randy Ellis*
 Signature: *Dana Ellis*

Capacity: GRANTOR
 Capacity: _____

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

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

Print Name: Randy Ellis and Dana Ellis
 Address: 4804 West Haven Drive
 City: Fort Worth
 State: TX Zip: 76132

Print Name: David R. Jeppson
 Address: 12970 Sunnyhill Ct
 City: Sonora
 State: CA Zip: 95370

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

Print Name: First American Title Insurance Company
 Address: 1663 US Highway 395, Suite 101
 City: Minden

File Number: 143-2519912 SC/nf
 State: NV Zip: 89423

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