

A.P.N.: 1318-15-713-011  
File No: 12142-2522725 (JF)  
R.P.T.T.: \$-0.00-

When Recorded Mail To: Mail Tax Statements To:  
Timothy D. Peterson  
c/o 3500 Buchanan, Space #7  
Riverside, CA 92503

***GRANT, BARGAIN and SALE DEED***

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

Virginia Peterson, spouse of the grantee herein

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

Timothy D. Peterson, a married man as his sole and separate property

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

PARCEL ONE:

ALL OF LOT 11, AS SHOWN ON THE OFFICIAL MAP OF VILLAGER TOWNHOUSES, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON AUGUST 29, 1977, AS DOCUMENT NO. 12403.

PARCEL TWO:

AN UNDIVIDED 1/15TH INTEREST IN LOT A AS SHOWN ON THE OFFICIAL MAP OF VILLAGER TOWNHOUSES FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON AUGUST 29, 1977 AS DOCUMENT NO. 12403.

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.

*THIS DEED IS GIVEN TO DIVEST ANY COMMUNITY PROPERTY INTEREST Virginia Peterson MAY HAVE IN THE ABOVE DESCRIBED REAL PROPERTY BY REASON OF HIS/HER MARRIAGE TO Timothy D. Peterson.*

*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: 07/14/2017

Virginia Peterson  
Virginia Peterson

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF California )SS  
COUNTY OF Riverside )

On July 14, 2017, before me, Nancy Ruyle, Notary Public, personally appeared Virginia Peterson, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that ~~he~~/she/~~they~~ executed the same in ~~his~~/her/~~their~~ authorized capacity(ies), and that by ~~his~~/her/~~their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Nancy Ruyle



*This area for official notarial seal*

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **July 14, 2017** under Escrow No. **12142-2522725**.

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1318-15-713-011
- 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</b>	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3. a) Total Value/Sales Price of Property: \$0.00
- b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )
- c) Transfer Tax Value: \$0.00
- d) Real Property Transfer Tax Due \$0.00

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: 5
- b. Explain reason for exemption: Divesting spousal interest without consideration

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: agent  
Capacity: \_\_\_\_\_

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

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

Print Name: Virginia Peterson  
Address: 451 McFaul Way Unit 11  
City: Zephyr Cove  
State: NV Zip: 89448

Print Name: Timothy D. Peterson  
Address: 403500 Buchanan #7  
City: Riverside  
State: CA Zip: 92503

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

First American Title Insurance  
Print Name: Company  
Address: 4620 S. Carson Street, Suite 5  
City: Carson City

File Number: 12142-2522725 JF/ JF  
State: NV Zip: 89701

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