

DOUGLAS COUNTY, NV
RPTT:\$2710.50 Rec:\$15.00
\$2,725.50 Pgs=2 2017-902199
08/01/2017 02:09 PM
TICOR TITLE - GARDNERVILLE
KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO:
Clifford L. Radus
Linda B. Radus
PO BOX 518
Genoa, NV 89411

MAIL TAX STATEMENTS TO:
Same as above

Escrow No. 1703078-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.: 1319-09-501-004
R.P.T.T. \$2,710.50

SPACE ABOVE FOR RECORDER'S USE ONLY

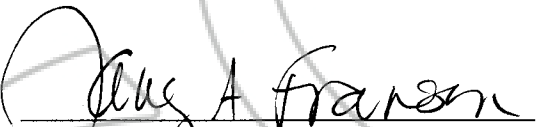
GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Nancy A. Fransen, an unmarried woman

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Clifford L. Radus and Linda B. Radus, husband and wife as joint tenants

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

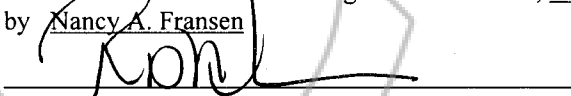
Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.




Nancy A. Fransen


STATE OF NEVADA
COUNTY OF DOUGLAS

This instrument was acknowledged before me on , July 27, 2017
by Nancy A. Fransen



NOTARY PUBLIC


RISHELE L. THOMPSON
Notary Public - State of Nevada
Appointment Recorded in Douglas County
No: 99-54831-5 - Expires April 10, 2019
} SS:


RISHELE L. THOMPSON
Notary Public - State of Nevada
Appointment Recorded in Douglas County
No: 99-54831-5 - Expires April 10, 2019

Escrow No. 1703078-RLT

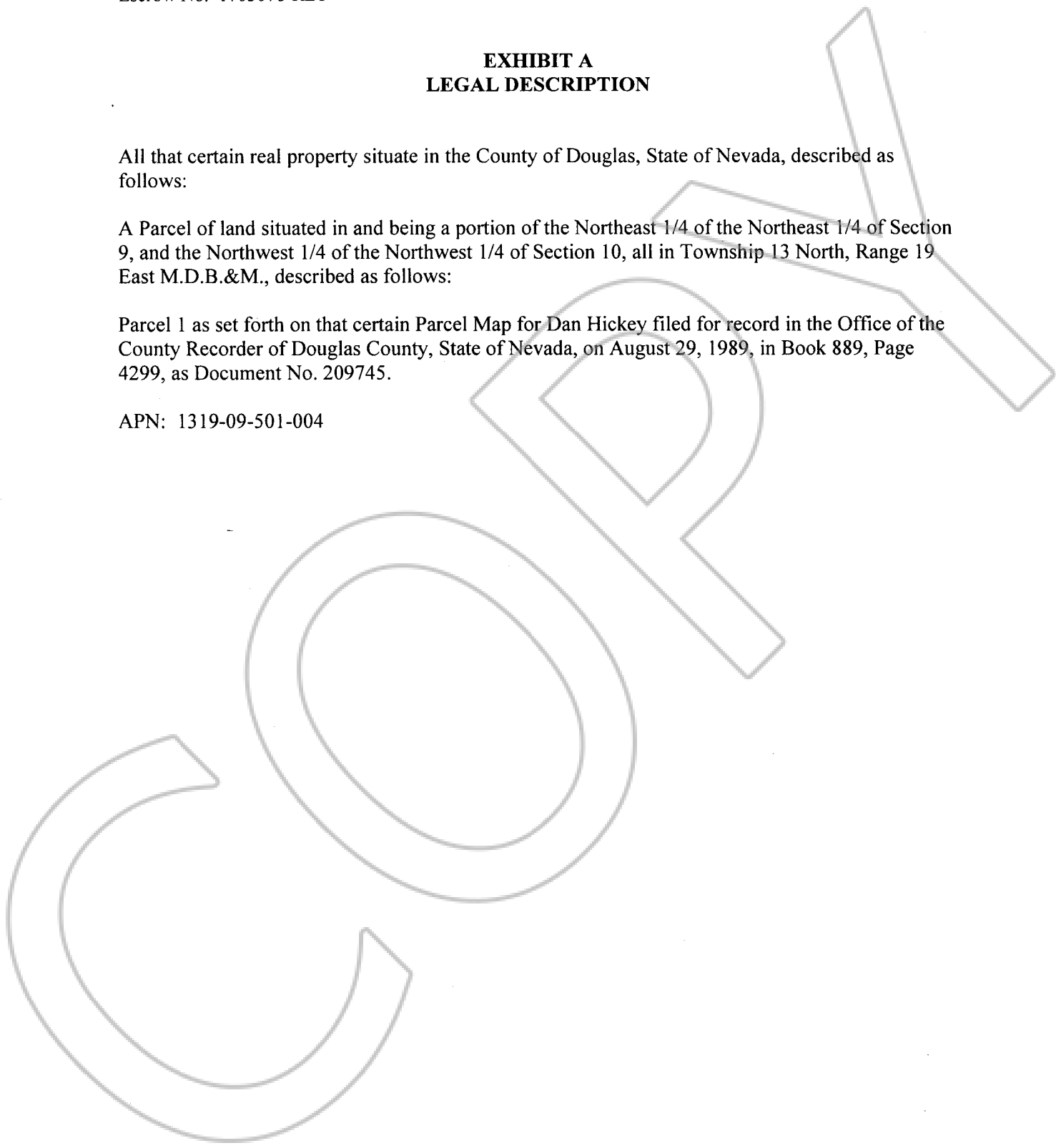
**EXHIBIT A
LEGAL DESCRIPTION**

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

A Parcel of land situated in and being a portion of the Northeast 1/4 of the Northeast 1/4 of Section 9, and the Northwest 1/4 of the Northwest 1/4 of Section 10, all in Township 13 North, Range 19 East M.D.B.&M., described as follows:

Parcel 1 as set forth on that certain Parcel Map for Dan Hickey filed for record in the Office of the County Recorder of Douglas County, State of Nevada, on August 29, 1989, in Book 889, Page 4299, as Document No. 209745.

APN: 1319-09-501-004



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a. 1319-09-501-004
 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: \$ 695,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) \$ _____
 c. Transfer Tax Value \$ 695,000.00
 d. Real Property Transfer Tax Due: \$ 2,710.50

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 *Nancy A. Fransen* Capacity *Grantor*
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Nancy A. Fransen
 Address: 7941 Studio Blvd
 City: Calushad
 State: CA Zip: 92009

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Clifford L. Radus and Linda B. Radis
 Address: PO BOX 518
 City: Genoa
 State: NV Zip: 89411

COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)
 Print Name: Ticor Title of Nevada, Inc. Escrow No.: 01703078-020-RLT
 Address: 1483 Highway 395 N, Suite B
 City, State, Zip: Gardnerville, NV 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED