

A.P.N.: 1220-16-113-011
File No: 143-2524578 (NF)
R.P.T.T.: \$1,599.00

When Recorded Mail To: Mail Tax Statements To:
Charles P. Koszis
957 Wintergreen Drive
Gardnerville, NV 89460

GRANT, BARGAIN and SALE DEED

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

Elaine M. Toth and Anton W. Roney, as tenants in common

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

Charles P. Koszis and Sue Ann Benner, 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 64, IN BLOCK C, AS SHOWN ON THE FINAL MAP OF PLEASANTVIEW PHASE III, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON DECEMBER 4, 1992, IN BOOK 1292, PAGE 815, AS DOCUMENT NO. 294729.

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: 08/15/2017

Elaine M. Toth

Elaine M. Toth

Anton W. Roney

Anton W. Roney

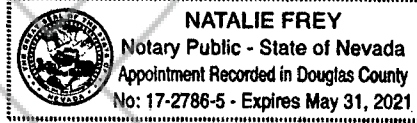
STATE OF **NEVADA**)
 : **ss.**
COUNTY OF **DOUGLAS**)

This instrument was acknowledged before me on 08/15/2017 by **Elaine M. Toth and Anton W. Roney.**

Natalie Frey

Notary Public

(My commission expires: 05/31/2021)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **August 15, 2017** under Escrow No. **143-2524578.**

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1220-16-113-011
- 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 _____

FOR RECORDERS OPTIONAL USE	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3. a) Total Value/Sales Price of Property: \$410,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$410,000.00
- d) Real Property Transfer Tax Due \$1,599.00

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: *Elaine M. Toth*
 Signature: _____

Capacity: *E. Officer*
 Capacity: _____

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

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

Print Name: Elaine M. Toth and Anton W. Roney
 Address: 714 INDIAN TRAIL
 City: GARDNERVILLE
 State: NV Zip: 89460

Print Name: Charles P. Koszis
 Address: 957 Wintergreen Drive
 City: Gardnerville
 State: NV Zip: 89460

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: 143-2524578 NF/ NF
 State: NV Zip: 89423

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