

DOUGLAS COUNTY, NV  
RPTT:\$1725.75 Rec:\$15.00  
\$1,740.75 Pgs=2  
09/05/2017 02:05 PM  
2017-903604  
FIRST AMERICAN TITLE MINDEN  
KAREN ELLISON, RECORDER

A.P.N.: 1420-34-810-025  
File No: 143-2524719 (NF)  
R.P.T.T.: \$1,725.75

When Recorded Mail To: Mail Tax Statements To:  
Steven H. Ragan and Leslie A. Ragan  
2619 Wade Street  
Minden, NV 89423

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

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

Traun D. Stephens, a married man as his sole and separate property

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

Steven H. Ragan and Leslie A. Ragan, 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:

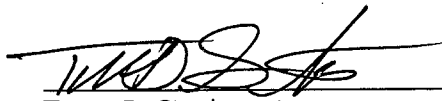
**LOT 73, AS SHOWN ON THE MAP OF SIERRA VIEW SUBDIVISION, FILED IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER, STATE OF NEVADA ON APRIL 18, 1960, UNDER FILE NO. 15897.**

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.

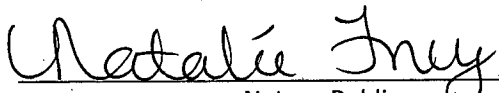
*TOGETHER* with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Date: 07/25/2017

  
Traun D. Stephens

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

This instrument was acknowledged before me on 9/1/17 by  
**Traun D. Stephens.**

  
Notary Public  
(My commission expires: 05/31/2021)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **July 25, 2017** under Escrow No. **143-2524719**.

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1420-34-810-025
- 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: \$442,500.00
- b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )
- c) Transfer Tax Value: \$442,500.00
- d) Real Property Transfer Tax Due \$1,725.75

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: [Signature]  
Signature: \_\_\_\_\_

Capacity: E. Officer  
Capacity: \_\_\_\_\_

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

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

Print Name: Traun D. Stephens  
Address: 853 Mahogany Dr  
City: Minden  
State: NV Zip: 89423

Print Name: Steven H. Ragan and Leslie A. Ragan  
Address: 2619 Wade Street  
City: Minden  
State: NV Zip: 89423

**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: 143-2524719 NF/ NF  
State: NV Zip: 89423

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