

A.P.N.: 1320-02-001-049
File No: 143-2523956 (mk)
R.P.T.T.: \$2,531.10

When Recorded Mail To: Mail Tax Statements To:
Michael S. Nevius and Kelly D. Nevius
1733 Toni Court
Minden, NV 89423

GRANT, BARGAIN and SALE DEED

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

Jeffrey S. Cruson and Rhema S. Cruson, husband and wife, as joint tenants

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

Michael S. Nevius and Kelly D. Nevius, husband and wife as joint tenants

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

**PARCEL 4D, AS SHOWN ON PARCEL MAP NO. 1011 FOR RAYMOND M. SMITH FILED
IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY JULY 13, 1995, IN
BOOK 795, PAGE 1321, AS DOC. NO. 365985.**

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: 07/07/2017

Jeffrey S. Cruson
Jeffrey S. Cruson
Rhema S. Cruson
Rhema S. Cruson

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

This instrument was acknowledged before me on _____ by
Jeffrey S. Cruson and Rhema S. Cruson.

4-8-17

Mary Kelsh
Notary Public
(My commission expires: 11-8-18)

 **MARY KELSH**
Notary Public - State of Nevada
Appointment Recorded in Douglas County
No: 98-49567-5 - Expires November 6, 2018

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated 08/09/2017 under Escrow No. 143-2523956

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1320-02-001-049
- 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: \$649,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$649,000.00
- d) Real Property Transfer Tax Due \$2,531.10

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: *Jeffrey S. Cruson*

Capacity: *agent*

Signature: _____

Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Jeffrey S. Cruson

Print Name: Michael S. Nevius and Kelly D. Nevius

Address: 1145 Cheatgrass Drive

Address: 1733 Toni Court

City: Dayton

City: Minden

State: NV Zip: 89403

State: NV Zip: 89423

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

First American Title Insurance

Print Name: Company

File Number: 143-2523956 mk/ mk

Address 1663 US Highway 395, Suite 101

City: Minden

State: NV Zip: 89423

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