

DOUGLAS COUNTY, NV

2017-903885

RPTT:\$1423.50 Rec:\$16.00

\$1,439.50 Pgs=3

09/11/2017 03:05 PM

TICOR TITLE - GARDNERVILLE

KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO:

Richard A. Selcke
2639 WILDRYE
MUNDEN, NV 89423

MAIL TAX STATEMENTS TO:

Richard A. Selcke
SAME AS ABOVE

Escrow No. 1704339-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.: 1420-33-410-013

R.P.T.T. \$1,423.50

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That John S. Guzy and Catherine M. Guzy, husband and wife as community property

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Richard A. Selcke, AN UNMARRIED MAN

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.

John S. Guzy
John S. Guzy

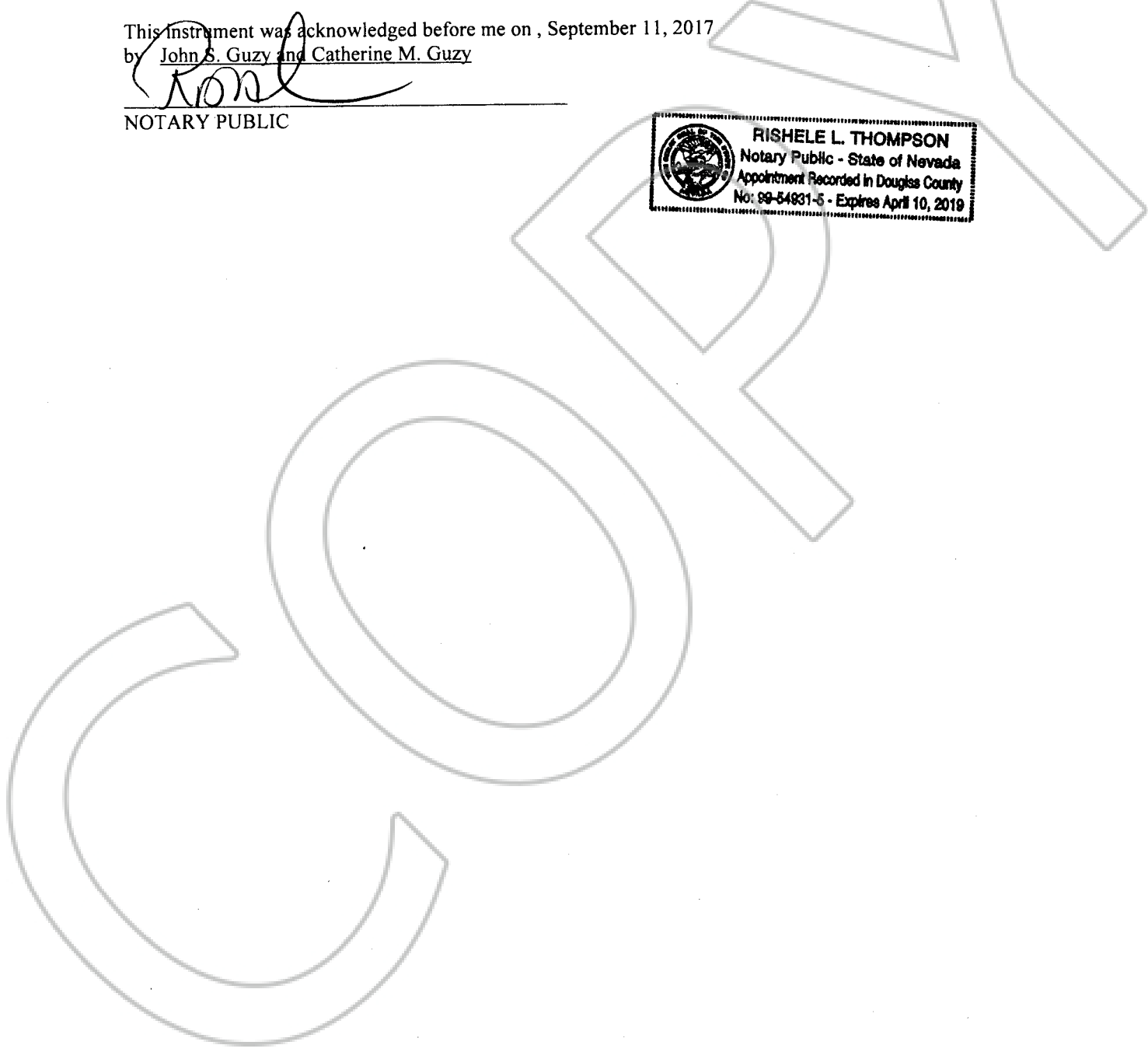
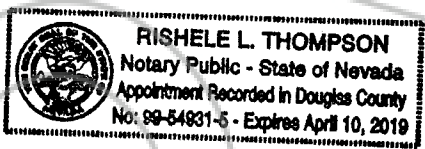
Catherine M. Guzy
Catherine M. Guzy

STATE OF NEVADA
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on , September 11, 2017
by John S. Guzy and Catherine M. Guzy

Ron
NOTARY PUBLIC



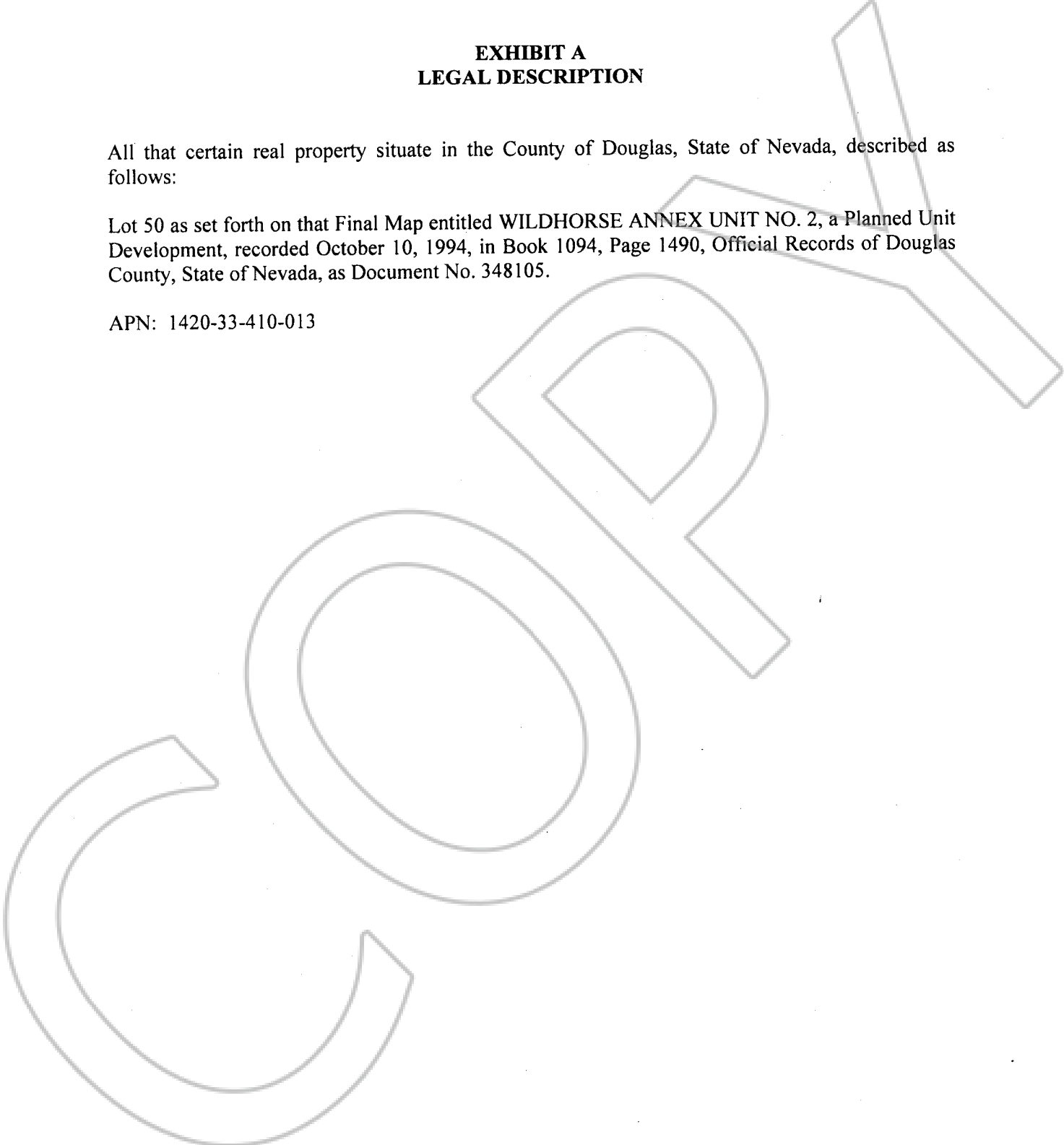
Escrow No. 1704339-RLT

**EXHIBIT A
LEGAL DESCRIPTION**

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

Lot 50 as set forth on that Final Map entitled WILDHORSE ANNEX UNIT NO. 2, a Planned Unit Development, recorded October 10, 1994, in Book 1094, Page 1490, Official Records of Douglas County, State of Nevada, as Document No. 348105.

APN: 1420-33-410-013



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a. 1420-33-410-013
 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: \$ 365,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) \$ _____
 c. Transfer Tax Value \$ 365,000.00
 d. Real Property Transfer Tax Due: \$ 1,423.50

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 Catherine M. Guzy Capacity Grantor
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: John S. Guzy and Catherine M. Guzy
 Address: 1606 Mono Avenue
 City: Minden
 State: Zip: NV, 89423

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Richard A. Selcke
 Address: 2639 Wildryc
 City: Minden
 State: Zip: NV 89423

COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)
 Print Name: Ticor Title of Nevada, Inc. Escrow No.: 01704339-020-RLT
 Address: 1483 Highway 395 N, Suite B
 City, State, Zip: Gardnerville, NV 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED