

DOUGLAS COUNTY, NV  
RPTT:\$1404.00 Rec:\$16.00  
\$1,420.00 Pgs=3 2017-903971  
09/13/2017 01:28 PM  
TICOR TITLE - GARDNERVILLE  
KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO:  
Timothy Todd Johnson  
1649 Chowbuck Drive  
Minden, NV 89423

MAIL TAX STATEMENTS TO:  
Same as above

Escrow No. 1703933-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.: 1420-35-201-014  
R.P.T.T. \$1,404.00

SPACE ABOVE FOR RECORDER'S USE ONLY

### GRANT, BARGAIN, SALE DEED

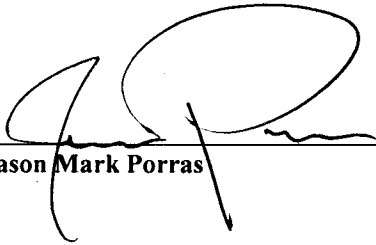
**THIS INDENTURE WITNESSETH:** That Jason Mark Porras, a unmarried man and Ana Rosa Porras, an unmarried woman, who acquired title as husband and wife, as joint tenants with right of survivorship

**FOR A VALUABLE CONSIDERATION,** receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Timothy Todd Johnson and Shelly E. Hansen, Husband and Wife, 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**

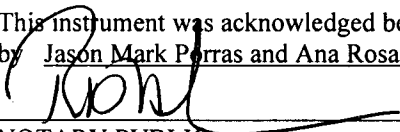
Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

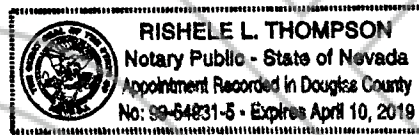
  
\_\_\_\_\_  
Jason Mark Porras

  
\_\_\_\_\_  
Ana Rosa Porras

STATE OF NEVADA  
COUNTY OF DOUGLAS

This instrument was acknowledged before me on 9/12/17 } ss:  
by Jason Mark Porras and Ana Rosa Porras

  
\_\_\_\_\_  
NOTARY PUBLIC



Escrow No. 1703933-RLT

**EXHIBIT A  
LEGAL DESCRIPTION**

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

All that certain piece or parcel of land situate in the Southwest 1/4 of the Northwest 1/4 Section 35, Township 14 North, Range 20 East, M.D.B. & M., described as follows:

BEGINNING at the Northeast corner of the Southwest 1/4 of the Northwest 1/4 of said Section 35; thence South 0°00'42" East along the East line of the Southwest 1/4 of the Northwest 1/4 of said Section 35, a distance of 203.56 feet; thence North 89°58'36" West and parallel to the North line of the Southwest 1/4 of the Northwest 1/4 of said Section 35, a distance of 427.99 feet to a point on the East line of that certain parcel of land conveyed by Deed recorded in Book 22, Page 359, Official Records, Douglas County, Nevada; thence North 0°01'21" West and along the East line of said parcel, a distance of 203.56 feet to a point on the North line of the Southwest 1/4 of the Northwest 1/4 of Section 35; thence South 89°58'36" East and along the North line of the Southwest 1/4 of the Northwest 1/4 of said Section 35, a distance of 428.03 feet to the point of beginning.

Document No. 849766 is provided pursuant to the requirements of Section 6.NRS 111.312.

APN: 1420-35-201-014

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a. 1420-35-201-014  
 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'/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: \$ 360,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_  
 c. Transfer Tax Value \$ 360,000.00  
 d. Real Property Transfer Tax Due: \$ 1,404.00

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 [Signature] Capacity \_\_\_\_\_  
 Signature \_\_\_\_\_ Capacity [Signature]

**SELLER (GRANTOR) INFORMATION**  
 (REQUIRED)  
 Print Name: Jason Mark Porras + Anna Rosa Porras  
 Address: 964 Sunview Ct  
 City: Courson City  
 State: NV Zip: 89105

**BUYER (GRANTEE) INFORMATION**  
 (REQUIRED)  
 Print Name: Timothy Todd Johnson + Shelly G. Halseth  
 Address: 1699 Charbrock Dr.  
 City: Minden  
 State: NV Zip: 89423

**COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)**  
 Print Name: Ticor Title of Nevada, Inc. Escrow No.: 01703933-020-RLT  
 Address: 1483 Highway 395 N, Suite B  
 City, State, Zip: Gardnerville, NV 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED