

DOUGLAS COUNTY, NV  
RPTT:\$1006.20 Rec:\$16.00  
\$1,022.20 Pgs=3  
TICOR TITLE - GARDNERVILLE  
KAREN ELLISON, RECORDER

**2017-904074**

**09/15/2017 11:31 AM**

WHEN RECORDED MAIL TO:  
Ana Rosa Porras  
964 Sunview Court  
Carson City, NV 89701

MAIL TAX STATEMENTS TO:  
Ana Rosa Porras  
Same as above

Escrow No. 1704215-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.: 1420-07-715-024  
R.P.T.T. \$1,006.20

SPACE ABOVE FOR RECORDER'S USE ONLY

### **GRANT, BARGAIN, SALE DEED**

**THIS INDENTURE WITNESSETH: That Timothy R. Witt, a widower**

**FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby  
Grant, Bargain, Sell and Convey to Ana Rosa Porras , an unmarried woman**

**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.**

*Timothy R. Witt*

Timothy R. Witt

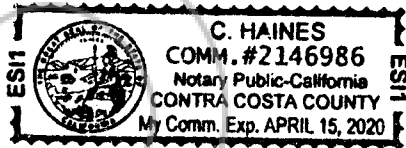
STATE OF California  
COUNTY OF Marin

} ss:

This instrument was acknowledged before me on, September 12, 2017  
by Timothy R. Witt

*C. Haines*

NOTARY PUBLIC



COPY

Escrow No. 1704215-RLT

**EXHIBIT A  
LEGAL DESCRIPTION**

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

Lot 73 in Block M, as set forth on the Final Map of Sunridge Heights, Phase 6A & 8A, a Planned Unit Development, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on May 1, 1995, Book 595, Page 1, as Document No. 361213 and by Certificate of Amendment recorded May 17, 1995 in Book 595, Page 2588, Document No. 362268, and re-recorded August 10, 1995 in Book 895, Page 1500, Document No. 368005, and by Certificate of Amendment recorded August 7, 1995, Book 895, Page 816, Document No. 367680.

APN: 1420-07-715-024

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a. 1420-07-715-024  
 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: \$ 258,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_  
 c. Transfer Tax Value \$ 258,000.00  
 d. Real Property Transfer Tax Due: \$ 1,006.20

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 grantor  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: Timothy R. Witt  
 Address: 7411 Birch Blvd  
 City: Santa Rosa  
 State CA Zip: 95409

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: Ana Rosa Porras  
 Address: 96A Sunview Ct  
 City: Carson City  
 State: NV Zip: 89705

**COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)**  
 Print Name: Ticor Title of Nevada, Inc. Escrow No.: 01704215-020-RLT  
 Address: 1483 Highway 395 N, Suite B  
 City, State, Zip: Gardnerville, NV 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED