

A.P.N.: 1220-16-310-020
File No: 143-2528529 (NF)
R.P.T.T.: \$450.45

When Recorded Mail To: Mail Tax Statements To:
Richard J. Francis and Tracy Francis
1271 Redwood Circle #4
Gardnerville, NV 89460

GRANT, BARGAIN and SALE DEED

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

Linda Stewart, unmarried woman

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

Richard J. Francis and Tracy Francis, 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 20, IN BUILDING C AS SET FORTH ON THE MAP OF SEQUOIA VILLAGE TOWNHOUSES 1, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA ON NOVEMBER 14, 1979, IN BOOK 1179, PAGE 776, AS DOCUMENT NUMBER 38712, AND AS CORRECTED BY CERTIFICATE OF AMENDMENT RECORDED JULY 14, 1980, AS DOCUMENT NO. 46136.

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: 09/29/2017

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1220-16-310-020
- 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: \$115,500.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$115,500.00
- d) Real Property Transfer Tax Due \$450.45

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: Linda Stewart
Address: 1036 Haystack Dr
City: Carson City
State: NV Zip: 89705

Print Name: Richard J. Francis and Tracy Francis
Address: 1271 Redwood Circle #4
City: Gardnerville
State: NV Zip: 89460

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

First American Title Insurance
Print Name: Company
Address 1663 US Highway 395, Suite 101
City: Minden

File Number: 143-2528529 NF/ NF
State: NV Zip: 89423

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