

DOUGLAS COUNTY, NV
RPTT:\$1146.60 Rec:\$35.00
\$1,181.60 Pgs=3 11/13/2017 02:09 PM
TICOR TITLE - GARDNERVILLE
KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO:
John Zabel
1307 W Aylesbury Court
Gardnerville, NV 89410

MAIL TAX STATEMENTS TO:
Same as above

Escrow No. 1705541-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.: 1320-33-712-012
R.P.T.T. \$1,146.60

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Charles C. Kitts and Caroline B. Kitts Family Trust,
Charles C. Kitts and Caroline B. Kitts, Trustees

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby
Grant, Bargain, Sell and Convey to John Zabel, a single man and Angela Fordyce, a single woman as
joint tenants with right of survivorship

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.

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

Charles C. Kitts and Caroline B. Kitts
Family Trust

Charles C. Kitts and Caroline B. Kitts Family
Trust

[Signature]
Charles C. Kitts, Trustee

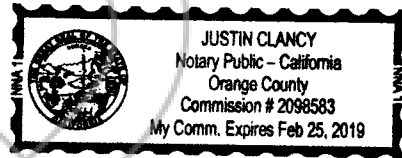
[Signature]
Caroline B. Kitts, Trustee

STATE OF ~~NEVADA~~ ^{CA}
COUNTY OF ~~DOUGLAS~~ ^{orange}

} ss:

This instrument was acknowledged before me on, November 10, 2017
by - Charles C Kitts, Caroline B. Kitts -

[Signature]
NOTARY PUBLIC

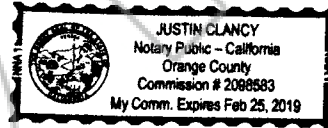


STATE OF ~~NEVADA~~ ^{CA}
COUNTY OF ~~DOUGLAS~~ ^{orange}

} ss:

This instrument was acknowledged before me on, November 10, 2017
by - Charles C. Kitts and Caroline B. Kitts -

[Signature]
NOTARY PUBLIC



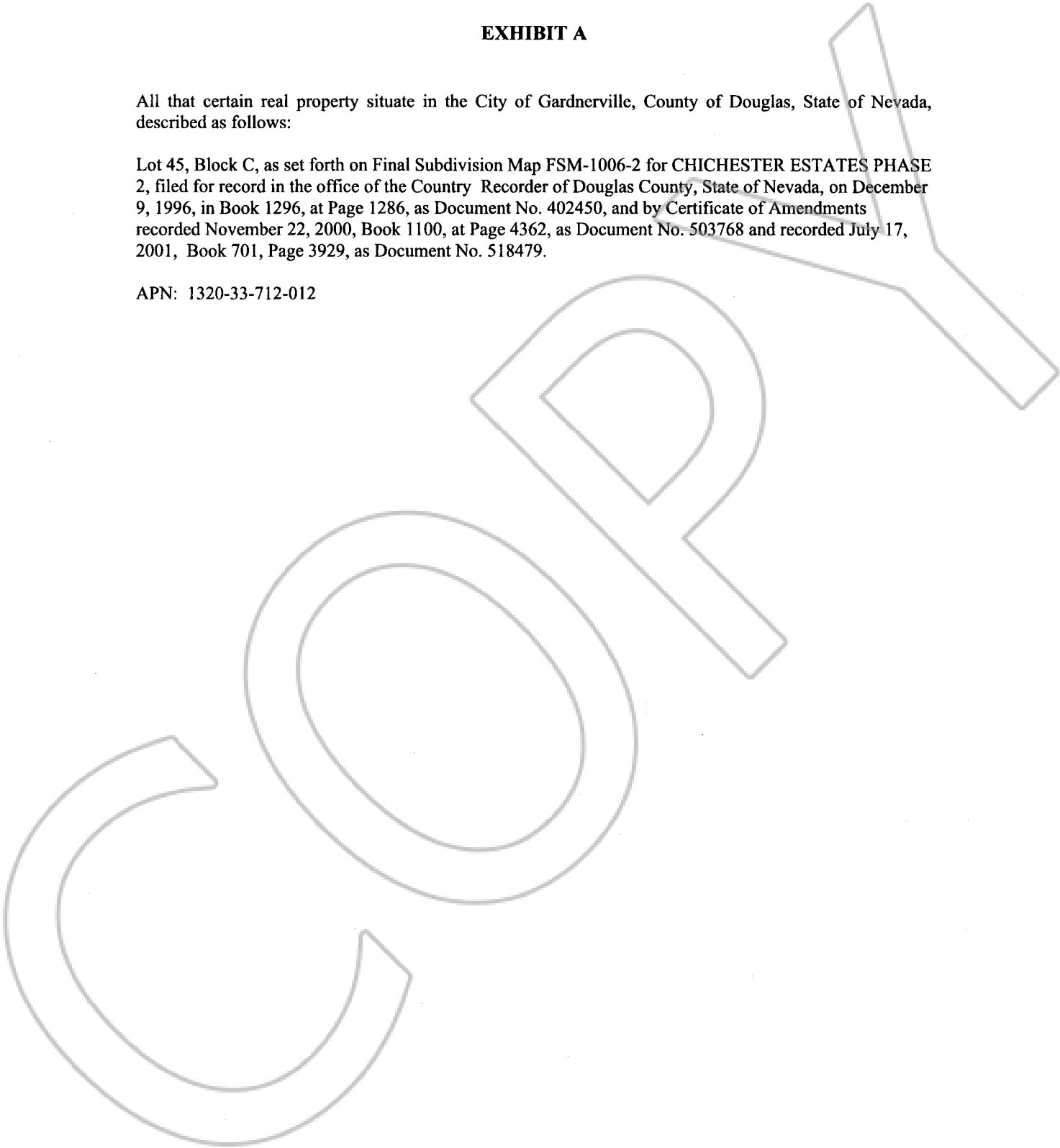
Order No.: 01705541-RLT

EXHIBIT A

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

Lot 45, Block C, as set forth on Final Subdivision Map FSM-1006-2 for CHICHESTER ESTATES PHASE 2, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on December 9, 1996, in Book 1296, at Page 1286, as Document No. 402450, and by Certificate of Amendments recorded November 22, 2000, Book 1100, at Page 4362, as Document No. 503768 and recorded July 17, 2001, Book 701, Page 3929, as Document No. 518479.

APN: 1320-33-712-012



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a. 1320-33-712-012
 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: \$ 294,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) \$ _____
 c. Transfer Tax Value \$ 294,000.00
 d. Real Property Transfer Tax Due: \$ 1,146.60

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 _____ Capacity agent
 Signature _____ Capacity _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

Print Name: Charles C. Kitts and Caroline B. Kitts Family Trust, Charles C. Kitts and Caroline B. Kitts, Trustees
 Address: 107 Via Reseda
 City: San Clemente
 State/Zip: CA 92673

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Print Name: John Zabel + Angela Fordyce
 Address: 1307 W. Augsburg Ct
 City: Gardnerville
 State/Zip: NV 89410

COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)

Print Name: Ticor Title of Nevada, Inc. Escrow No.: 01705541-020-RLT
 Address: 1483 Highway 395 N, Suite B
 City, State, Zip: Gardnerville, NV 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED