

DOUGLAS COUNTY, NV **2017-907680**
RPTT:\$1189.50 Rec:\$35.00
\$1,224.50 Pgs=2 12/05/2017 01:44 PM
TICOR TITLE - GARDNERVILLE
KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO:
Jeanie Kyle-Ellender

930 Dresslerville Road
Gardnerville, NV 89460

MAIL TAX STATEMENTS TO:
Jeanie Kyle-Ellender
930 Dresslerville Road

Gardnerville, NV 89460

Escrow No. 1705664-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.: 1220-15-210-085
R.P.T.T. \$1,189.50

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Joshua Rose and Angelica Rose, Husband and Wife, as Joint Tenants

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Jeanie D. Kyle-Ellender, a single woman as her sole and separate property

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.

Joshua Rose
Joshua Rose

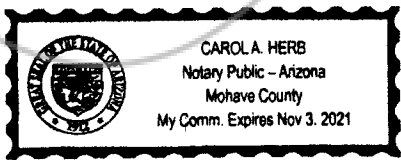
Angelica Rose
Angelica Rose

STATE OF ARIZONA
COUNTY OF MOHAVE

} ss:

This instrument was acknowledged before me on, DECEMBER 1, 2017
by Joshua Rose and Angelica Rose

Carol A. Herb
NOTARY PUBLIC



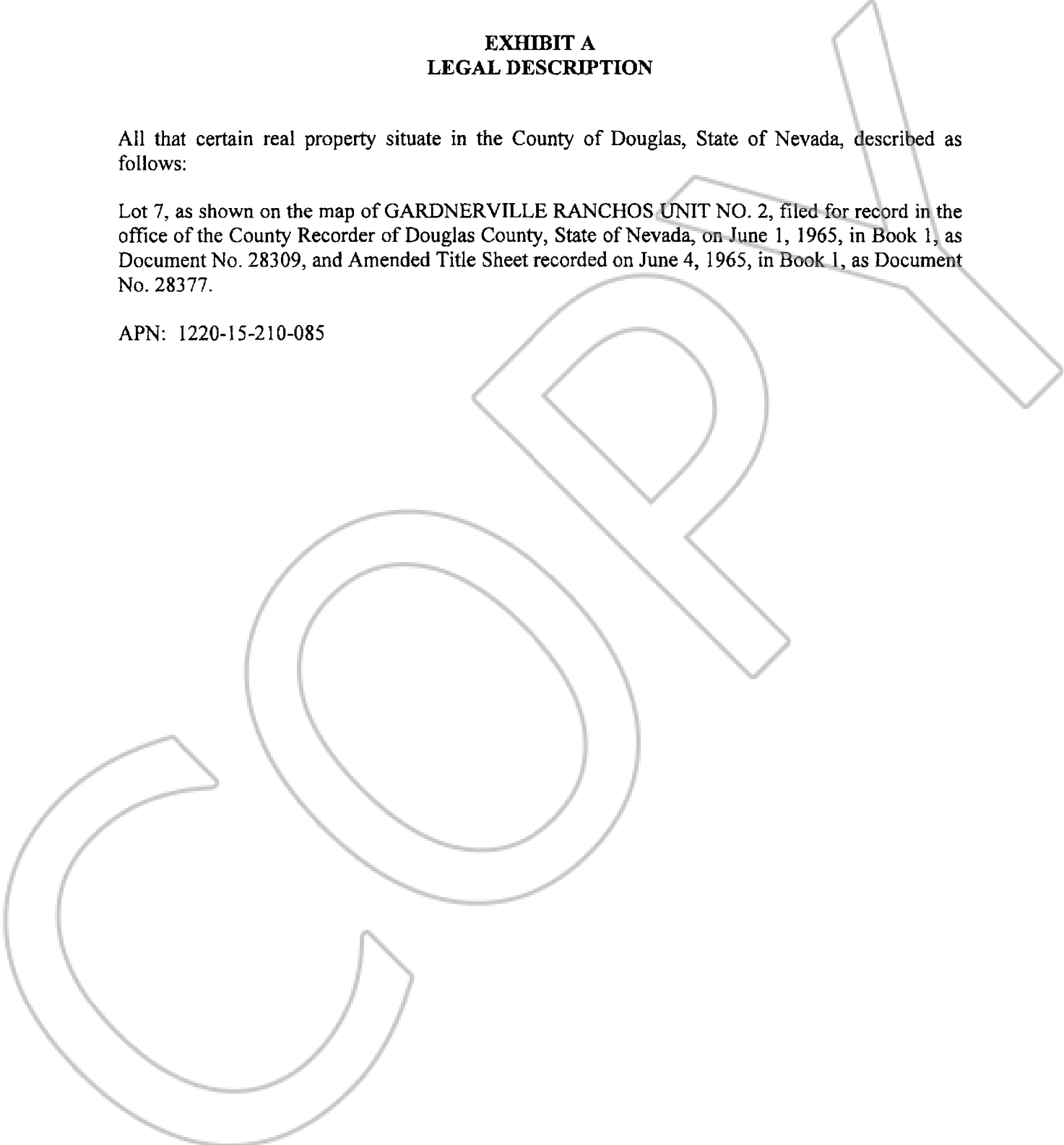
Escrow No. 1705664-RLT

**EXHIBIT A
LEGAL DESCRIPTION**

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

Lot 7, as shown on the map of GARDNERVILLE RANCHOS UNIT NO. 2, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on June 1, 1965, in Book 1, as Document No. 28309, and Amended Title Sheet recorded on June 4, 1965, in Book 1, as Document No. 28377.

APN: 1220-15-210-085



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a. 1220-15-210-085
 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: \$ 305,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) \$ _____
 c. Transfer Tax Value \$ 305,000.00
 d. Real Property Transfer Tax Due: \$ 1,189.50

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 Joshua Rose Capacity Sellers/grantor
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Joshua Rose and Angelica Rose
 Address: PO BOX 1529
 City: Lake Havasu City
 State: AZ Zip: 86405

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Jeanie Kyle-Ellender
 Address: 930 Dresslerville Road
 City: Antioch
 State: CA Zip: 94531

COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)
 Print Name: Ticor Title of Nevada, Inc. Escrow No.: 01705664-020-RLT
 Address: 1483 Highway 395 N, Suite B
 City, State, Zip: Gardnerville, NV 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED