

DOUGLAS COUNTY, NV **2017-908260**  
RPTT:\$1489.80 Rec:\$35.00  
\$1,524.80 Pgs=3 12/19/2017 03:03 PM  
TICOR TITLE - GARDNERVILLE  
KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO:  
Nicholas R. Alexander  
Shannon Renee Alexander  
5639 Shawnee Drive  
Carson City, NV 89705

MAIL TAX STATEMENTS TO:  
Same as above

Escrow No. 1705930-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.: 1420-06-410-027  
R.P.T.T. \$1,489.80

SPACE ABOVE FOR RECORDER'S USE ONLY

### GRANT, BARGAIN, SALE DEED

**THIS INDENTURE WITNESSETH: That Jack L. Ruppert, a single man**

**FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby  
Grant, Bargain, Sell and Convey to Nicholas R. Alexander and Shannon Renee Alexander, Husband  
and Wife, as 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.**

Jack L. Ruppert  
Jack L. Ruppert

STATE OF NEVADA  
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on , 12.14.17  
by Jack L. Ruppert

Danielle DeWitt  
NOTARY PUBLIC



COPY

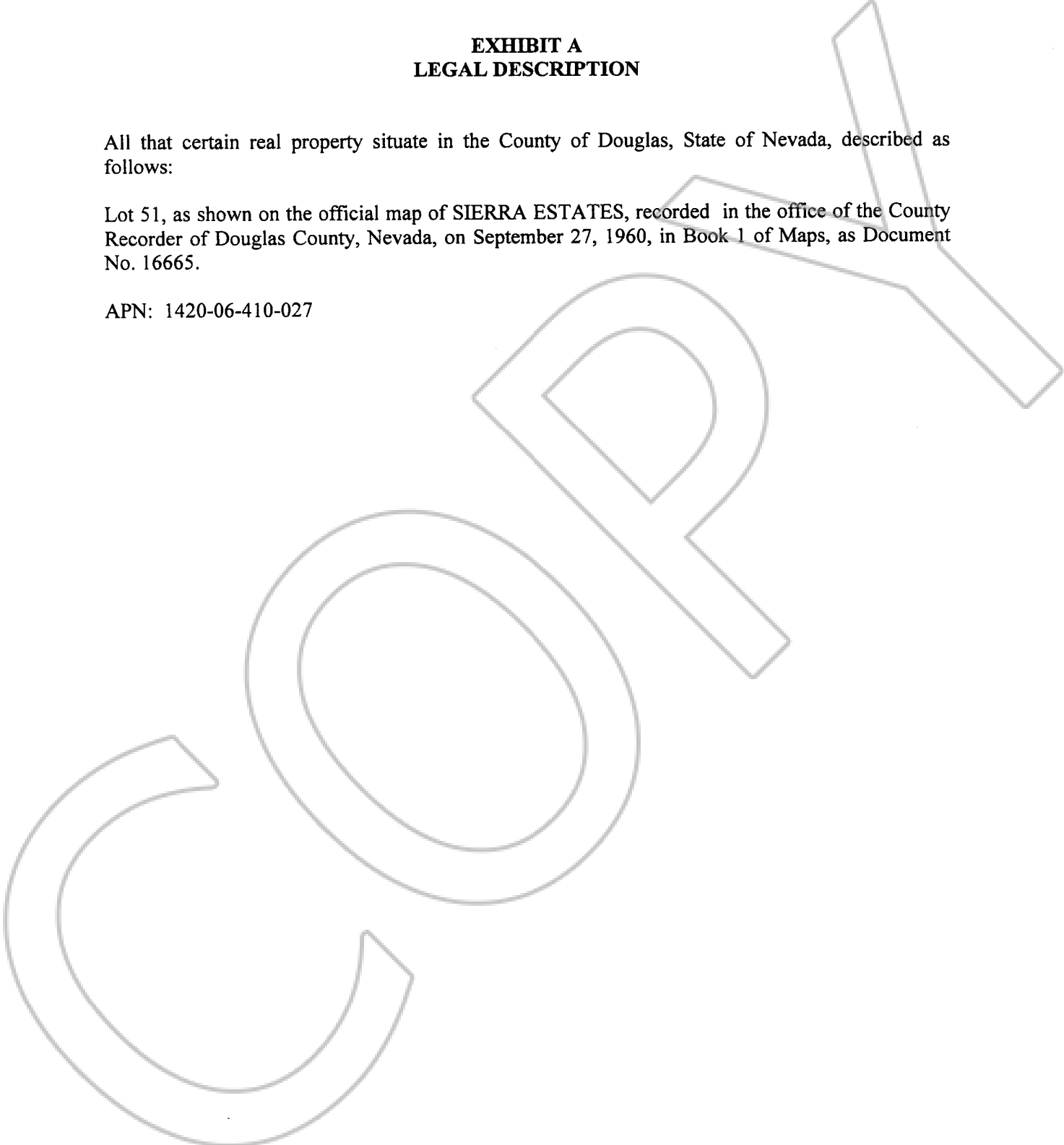
Escrow No. 1705930-RLT

**EXHIBIT A  
LEGAL DESCRIPTION**

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

Lot 51, as shown on the official map of SIERRA ESTATES, recorded in the office of the County Recorder of Douglas County, Nevada, on September 27, 1960, in Book 1 of Maps, as Document No. 16665.

APN: 1420-06-410-027



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a. 1420-06-410-027  
 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:                      \$ 382,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property)                      \$ \_\_\_\_\_  
 c. Transfer Tax Value    \$ 382,000.00  
 d. Real Property Transfer Tax Due:    \$ 1,489.80

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 grantor  
 Signature Jack L. Ruppert Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
 (REQUIRED)  
 Print Name: Jack L. Ruppert  
 Address: 3670 Cindy Trail  
 City: Carlin City  
 State/Zip: NV 89705

**BUYER (GRANTEE) INFORMATION**  
 (REQUIRED)  
 Print Name: Nicholas Alexander + Shannon Renee  
 Address: 5629 Shawnee Dr. Alexander  
 City: Carlin City  
 State/Zip: NV 89705

**COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)**  
 Print Name: Ticor Title of Nevada, Inc.                      Escrow No.: 01705930-020-RLT  
 Address: 1483 Highway 395 N, Suite B  
 City, State, Zip: Gardnerville, NV 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED