

DOUGLAS COUNTY, NV **2017-908443**  
RPTT:\$4356.30 Rec:\$35.00  
\$4,391.30 Pgs=3 12/26/2017 11:45 AM  
CAPITAL TITLE COMPANY OF NEVADA, LLC  
KAREN ELLISON, RECORDER

APN: 1219-10-002-013  
\$ RPTT \$4,356.30  
ESCROW NO: 10019058-

WHEN RECORDED MAIL TO and  
MAIL TAX STATEMENT TO:

MELCHOR G. ALONSO, AS TRUSTEE OF THE 2012 MELCHOR  
G. ALONSO TRUST ,MAGGIE LESENDE, AS TRUSTEE OF THE  
2006 MAGGIE LESENDE TRUST  
LUIS ALONSO, AS TRUSTEE OF THE 2006 LUIS ALONSO  
TRUST

253 Sierracountry Cir  
Gardnerville, NV 89460

### GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Kate Ibbotson, a widow Formerly known as Stacy Kate Pifer

In consideration of \$10.00, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to

Melchor G. Alonso, as Trustee of the 2012 Melchor G. Alonso Trust U/D/T October 11, 2012 as to a one-third (1/3), Maggie Lesende, as Trustee of the 2006 Maggie Lesende Trust U/D/T January 3, 2006 as to a one-third (1/3) and Luis Alonso, as Trustee of the 2006 Alonso Trust U/D/T June 7, 2006, as to one-third (1/3) all as tenancy in common

all that real property situated in the City of Gardnerville, County of Douglas, State of Nevada, described as follows:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.**

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

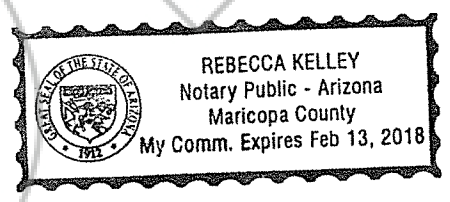
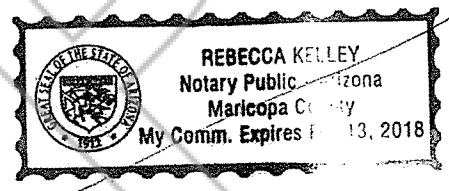
Witness his/hers/theirs hand(s) this 22 day of December, 2017

Kate Ibbotson  
Kate Ibbotson

STATE OF NEVADA <sup>Arizona</sup> <sup>12/22/17</sup>  
COUNTY OF DOUGLAS <sup>Maricopa</sup> <sup>12/22/17</sup> } SS:

This instrument was acknowledged before me on December 22, 2017,  
by Kate Ibbotson

Rebecca Kelley  
Notary Public



**EXHIBIT A**  
**LEGAL DESCRIPTION**

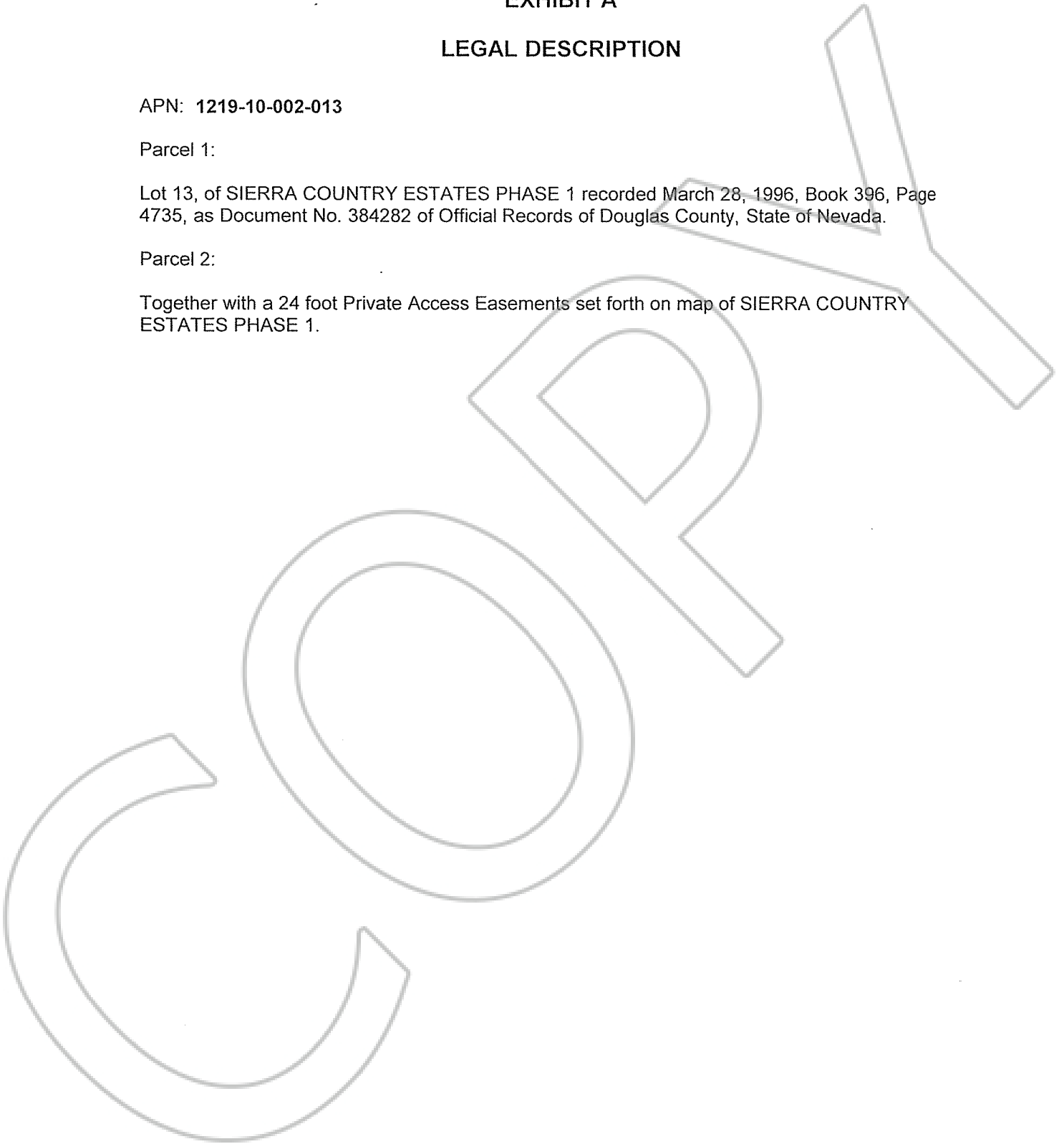
APN: 1219-10-002-013

Parcel 1:

Lot 13, of SIERRA COUNTRY ESTATES PHASE 1 recorded March 28, 1996, Book 396, Page 4735, as Document No. 384282 of Official Records of Douglas County, State of Nevada.

Parcel 2:

Together with a 24 foot Private Access Easements set forth on map of SIERRA COUNTRY ESTATES PHASE 1.



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

**1. Assessor Parcel Number(s)**

- a) 1219-10-002-013
- 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
- Other

<b>FOR RECORDER'S OPTIONAL USE ONLY</b>	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

**3. Total Value/Sales Price of Property:**

\$1,117,000.00

Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )

Transfer Tax Value \$1,117,000.00

Real Property Transfer Tax Due: \$4,356.30

**4. If Exemption Claimed**

a. Transfer Tax Exemption, per NRS 375.090, Section \_\_\_\_\_

b. Explain Reason for Exemption: \_\_\_\_\_

**5. Partial Interest: Percentage being transferred: 100 %**

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 Kate Ibbotson Capacity Grantor

Signature Melchor G. Alonso Capacity Grantee Agent

<u>SELLER (GRANTOR) INFORMATION</u>	<u>BUYER (GRANTEE) INFORMATION</u>
(Required)	(Required)
Print Name: <u>Kate Ibbotson</u>	Print Name: <u>Melchor G. Alonso, as Trustee of the 2012 Melchor G. Alonso Trust</u>
Address: <u>5436 Calumet Ave</u>	Print Name: <u>U/D/T October 11, 2012</u>
City: <u>LAS VEGAS</u>	Address: <u>253 Sierra Country Circle</u>
State: <u>CA</u>	City: <u>Gardnerville</u>
Zip: <u>92037</u>	State: <u>NV</u>
	Zip: <u>89460</u>

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

Print Name: Capital Title Company of Nevada, LLC

Escrow #: 10019058

Address: 540 W Plumb Lane, Suite 100  
Reno, NV 89509

**AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED**