

A.P.N.: 1321-32-002-005  
File No: 143-2531704 (NF)  
R.P.T.T.: \$0 #3

When Recorded Mail To: Mail Tax Statements To:  
Karen L. Winters  
2235 Calle Hermosa  
Gardnerville, NV 89410

### ***GRANT, BARGAIN and SALE DEED***

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

Bradley L. Childers, a single man, and Karen L. Winters, a single woman, as joint tenants with right of survivorship

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

Karen L. Winters and Bradley L. Childers, wife and husband, as community property with right of survivorship

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

**ALL THAT CERTAIN LOT, PIECE OF PARCEL OF LAND SITUATE IN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 13 NORTH, RANGE 21 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**PARCEL 1, AS SHOWN ON PARCEL MAP FOR ROY A. MACMILLAN AND SUSANNE S. MACMILLAN, RECORDED OCTOBER 19, 1984, IN BOOK 1084, PAGE 2294, DOCUMENT NO. 108995 OF OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.**

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: 12/21/2017

*Karen L. Winters*

Karen L. Winters

*Bradley L. Childers*

Bradley L. Childers

STATE OF **NEVADA** )  
 )  
:ss.  
COUNTY OF **DOUGLAS** )

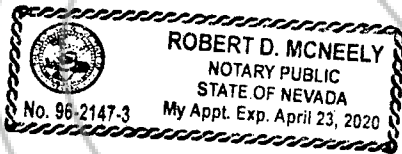
This instrument was acknowledged before me on this:  
26th day of December 2017

By: **Karen L. Winters**

By: Bradley L. Childers

*Robert D. McNeely*

Notary Public  
(My commission expires: 4/23/2020 )



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1321-32-002-005
- 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: \$0.00
- b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )
- c) Transfer Tax Value: \$0.00
- d) Real Property Transfer Tax Due: \$0

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: \_\_\_\_\_
- b. Explain reason for exemption: #3  
FROM SINGLE TO MARRIED

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] Capacity: Grantor  
Signature: [Signature] Capacity: Grantee

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

Print Name: KAREN L. WINTERS AND  
BRADLEY L. CHILDERS  
Address: 2235 CALLE HERMOSA  
City: GARDNERVILLE  
State: NV Zip: 89410

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

Print Name: Karen L. Winters and  
Bradley L. Childers  
Address: 2235 Calle Hermosa  
City: Gardnerville  
State: NV Zip: 89410

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

First American Title Insurance  
Print Name: Company File Number: 143-2531704 NF/ NF  
Address: 1663 US Highway 395, Suite 101  
City: Minden State: NV Zip: 89423

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