

A.P.N.: 1320-08-410-013
File No: 121-2534847 (MLR)
R.P.T.T.: \$0.00 # 5

When Recorded Mail To: Mail Tax Statements To:
Nikki Beck
9495 Oakley Lane
Reno, NV 89521

GRANT, BARGAIN and SALE DEED

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

Nikki Beck a married woman formally known as Nikki VanCott and former spouse of the within named grantee

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

Dirk VanCott, a married man as his sole and separate property

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

ALL THAT PORTION OF BLOCK "C" OF MERIDIAN BUSINESS PARK, PHASE I, AS SHOWN ON THAT RECORD OF SURVEY MAP #8 FOR MERIDIAN BUSINESS PARK, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON DECEMBER 21, 1994, IN BOOK 1294, PAGE 3134, DOCUMENT NO. 352986, AND AMENDED AS RECORD OF SURVEY MAP #9 BY CERTIFICATE OF AMENDMENT, FILED ON DECEMBER 28, 1994, IN BOOK 1294, PAGE 4004, DOCUMENT NO. 353313 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF BLOCK "C" OF MERIDIAN BUSINESS PARK PHASE I AS SHOWN ON SAID RECORD OF SURVEY; THENCE SOUTH 89°46'14" WEST 309.84 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 89°46'14" WEST 380.15 FEET; THENCE NORTH 00°13'46" WEST 325.09 FEET; THENCE ALONG A CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 445.85 FEET, A CENTRAL ANGLE OF 19°07'16" AND AN ARC LENGTH OF 148.79 FEET, THE CHORD OF WHICH BEARS NORTH 66°50'29" EAST 148.10 FEET; THENCE SOUTH 32°43'10" EAST 453.81 FEET TO THE TRUE POINT OF BEGINNING.

SAID LAND IS ALSO SHOWN AS TRACT 8 ON THAT CERTAIN RECORD OF SURVEY NO. 10 FOR MERIDIAN BUSINESS PARK FILED FOR RECORD IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER ON NOVEMBER 17, 1997 IN BOOK 1197, PAGE 3223 AS DOCUMENT NO. 426476, OFFICIAL RECORDS.

NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED FEBRUARY 10, 2003, IN BOOK 203, PAGE 2838, AS INSTRUMENT NO. 566634.

Subject to

THIS DEED IS GIVEN TO DIVEST ANY COMMUNITY PROPERTY INTEREST Nikki Beck MAY HAVE IN THE ABOVE DESCRIBED REAL PROPERTY BY REASON OF HIS/HER MARRIAGE TO Dirk VanCott.

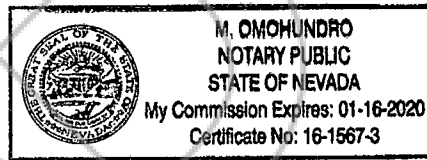
TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Date: 01/17/2018

Nikki Beck

Nikki Beck

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



This instrument was acknowledged before me on
1/23/18 by
Nikki Beck

[Signature]

Notary Public
(My commission expires: 1-16-2020)

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1320-08-410-013
- 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
- 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 \$0.00

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: #5
- b. Explain reason for exemption:
transfer to spouse without consideration

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: Economic Agent

Signature: _____

Capacity: _____

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

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

Print Name: Nikki Beck

Print Name: Dirk VanCott

Address: 9495 Oakley Lane

Address: 48 Carry Way Unit A

City: Reno

City: Carson City

State: NV Zip: 89521

State: NV Zip: 89076

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

First American Title Insurance

Print Name: Company

File Number: 121-2534847 MLR/ MO

Address: 5310 Kietzke Lane, Suite 100

City: Reno

State: NV Zip: 89511-2043

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