

A.P.N.: 1022-16-001-084
File No: 143-2537643 (mk)
R.P.T.T.: \$877.50

DOUGLAS COUNTY, NV
RPTT:\$877.50 Rec:\$35.00
\$912.50 Pgs=2
2018-911634
03/15/2018 02:16 PM
FIRST AMERICAN TITLE MINDEN
KAREN ELLISON, RECORDER

When Recorded Mail To: Mail Tax Statements To:
Carter W. Ruess
PO Box 154
Wellington, NV 89444

GRANT, BARGAIN and SALE DEED

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

Clinton W. Martin and Alysa S. Martin, husband and wife as joint tenants with rights of survivorship

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

Carter W. Ruess, an unmarried man

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

LOT 4, IN BLOCK F, AS SHOWN ON THE MAP OF ENTITLED TOPAZ RANCH ESTATES, UNIT NO. 4 FILED FOR RECORD NOVEMBER 16, 1970, IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, AS DOCUMENT NO. 50212

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: 02/20/2018

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1022-16-001-084
- 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: \$225,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$225,000.00
- d) Real Property Transfer Tax Due \$877.50

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 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: *Clinton W. Martin*

Capacity: *agent*

Signature: _____

Capacity: _____

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

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

Print Name: Martin

Print Name: Carter W. Ruess

Address: 16979 E. Powderhorn Ave Unit A

Address: PO Box 154

City: Aurora

City: Wellington

State: CO Zip: 80017

State: NV Zip: 89444

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

Print Name: First American Title Insurance Company

File Number: 143-2537643 mk/ et

Address: 1663 US Highway 395, Suite 101

City: Minden

State: NV Zip: 89423

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