DOUGLAS COUNTY, NV

2018-912592

RPTT:\$546.00 Rec:\$35.00 \$581.00

Pgs=2

04/06/2018 02:03 PM

FIRST AMERICAN TITLE CARSON KAREN ELLISON, RECORDER

A.P.N.:

1420-07-616-042

File No:

12142-2525665 (JF)

R.P.T.T.:

\$546.00

When Recorded Mail To: Mail Tax Statements To: Richard J. Carlson 961 Opalite Drive Carson City, NV 89705

GRANT, BARGAIN and SALE DEED

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

Scott Nicholas Cronk, a married man as his sole and separate property

do(es) hereby GRANT, BARGAIN and SELL to

Richard J. Carlson, a single man

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

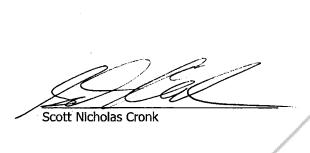
LOT 92, IN BLOCK B, OF HIGHLAND ESTATES UNIT NO. 2, ACCORDING TO THE MAP THEREOF, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON JANUARY 27, 1978 IN BOOK 178, PAGE 1633 AS DOCUMENT NO. 17090.

Subject to

- All general and special taxes for the current fiscal year. 1.
- 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: 04/03/2018



STATE OF Wyoming COUNTY OF Albany

This instrument was acknowledged before me on **Scott Nicholas Cronk**.

2018 Alexia Jones - Notary Public

Notary Public 9.14.18

(My commission expires:

County of Albany

Wyoming

My Commission Expires 9.14.18

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **April 03, 2018** under Escrow No. **12142-2525665**.

STATE OF NEVADA DECLARATION OF VALUE

a) 1420-07-616-042 b) c)	
c)	
u/	
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2. Type of Property	
a) Vacant Land b) x Single Fam. Res. FOR RECORDERS OPTIONAL	USE
c) Condo/Twnhse d) 2-4 Plex Book Page:	
e) Apt. Bldg. f) Comm'l/Ind'l Date of Recording:	
g) Agricultural h) Mobile Home Notes:	
i) Other	_
3. a) Total Value/Sales Price of Property: \$140,000.00	1
b) Deed in Lieu of Foreclosure Only (value of property) (\$)
c) Transfer Tax Value: \$140,000.00	
d) Real Property Transfer Tax Due \$546.00	
4. <u>If Exemption Claimed:</u>	
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 375.060 and NRS 375.110, that the information provided is correct to the best of	NRS their
information and belief, and can be supported by documentation if called upon to substan	ntiate
the information provided herein. Furthermore, the parties agree that disallowance or	any
claimed exemption, or other determination of additional tax due, may result in a pena 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buye	r and
Seller shall be jointly and severally liable for any additional amount owed.	
Signature: Capacity: CRANTOR	
Signature: Can I Con Capacity: Gran the	
SELLER (GRANTOR) INFORMATION BUYER (GRANTEE) INFORMAT	ON
(REQUIRED) (REQUIRED)	
Print Name: Scott Nicholas Cronk Print Name: Richard J. Carlson	-
Address: 811 S. 25th Street Address: 961 Opalite Drive	
City: Laramie City: Carson City	
State: WY Zip: 82070 State: NV Zip: 8970	•
COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)	
First American Title Insurance Print Name: Company File Number: 12142-2525665 JF/ JF	
Address 4620 S. Carson Street, Suite 5	
City: Carson City State: NV Zip: 89701	