

APN 1220-16-210-020



The undersigned hereby affirms that there is no Social Security number contained in this document

KAREN ELLISON, RECORDER E04

WHEN RECORDED MAIL TO
George M Keele, Esq
1692 County Road, A
Minden, NV 89423

Mail tax statements to
Chelsea Suschena
1521 Saturn Heights Drive
Reno, Nevada 89523

R P T T \$0 00

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH That MICHAEL ALAN JAMES, hereinafter referred to as GRANTOR, as a tenant in common as to an undivided one-third (1/3) interest in the parcel of real property described in Exhibit A hereto, in consideration of \$10 00-plus, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell, and Convey to CHELSEA SUSCHENA, a single woman as her sole separate property, hereinafter referred to as GRANTEE, and to the heirs, successors, and assigns of such GRANTEE forever, all that real property situated in the County of Douglas, State of Nevada, commonly known as 1255 Wonder Court, Gardnerville, Nevada, and more particularly described as follows

See Exhibit A attached hereto and incorporated herein by this reference

Together with all and singular the tenements, hereditaments and appurtenances, including without limitation easements and water rights, if any, thereto belonging or appertaining, and all reversions, remainders, rents, issues and profits thereof

Witness my hand this 30 day of March 2018

Michael Alan James
MICHAEL ALAN JAMES

STATE OF NEVADA)
COUNTY OF ~~DOUGLAS~~ ^{Washoe} ~~SC~~ ^{SS}

This instrument was acknowledged before me on the 30 day of March,
2018, by MICHAEL ALAN JAMES



Notary Public

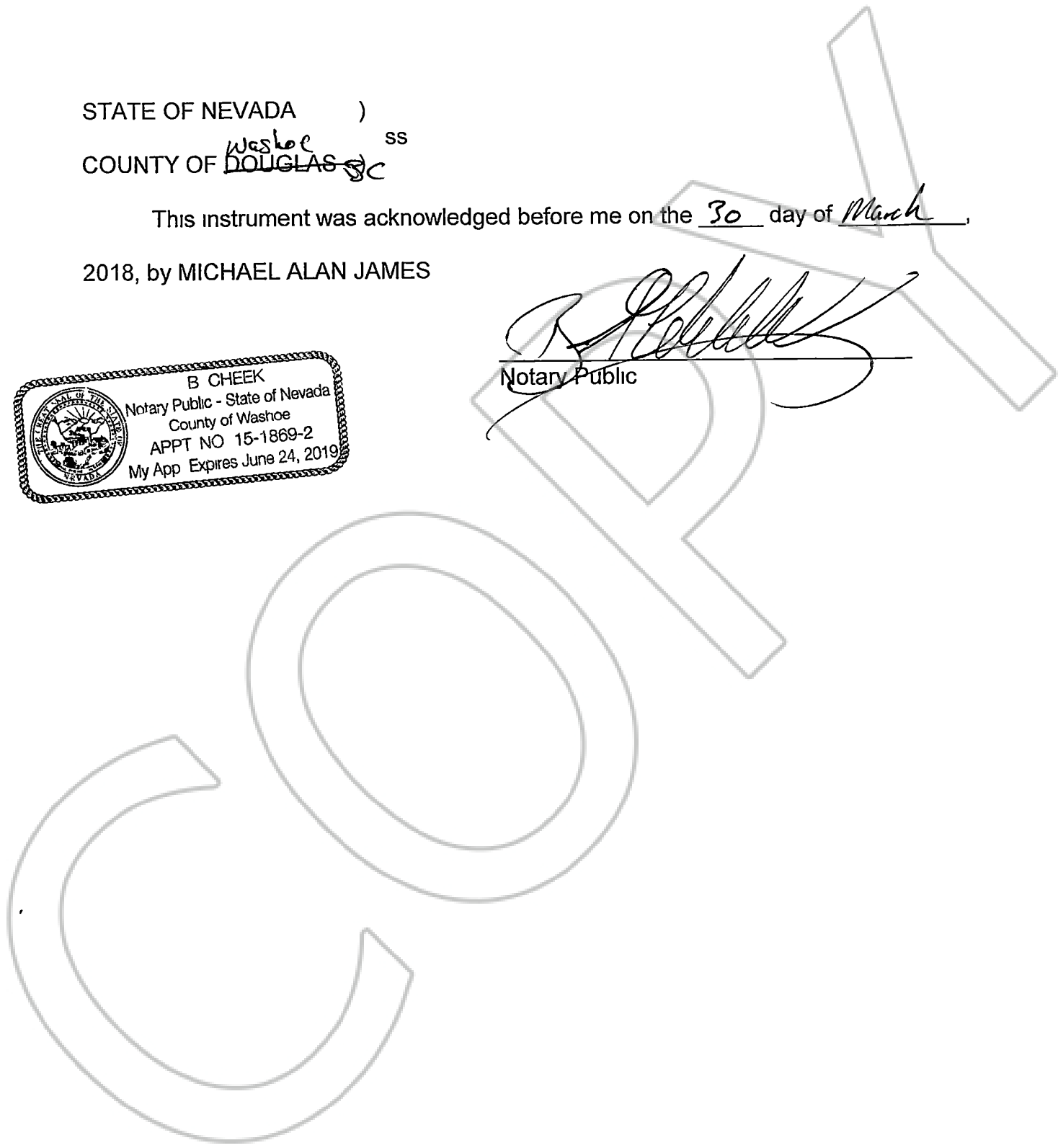
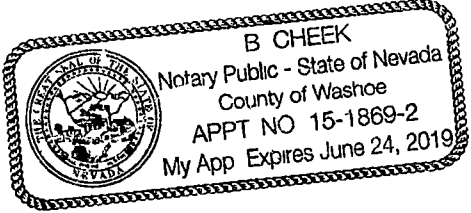
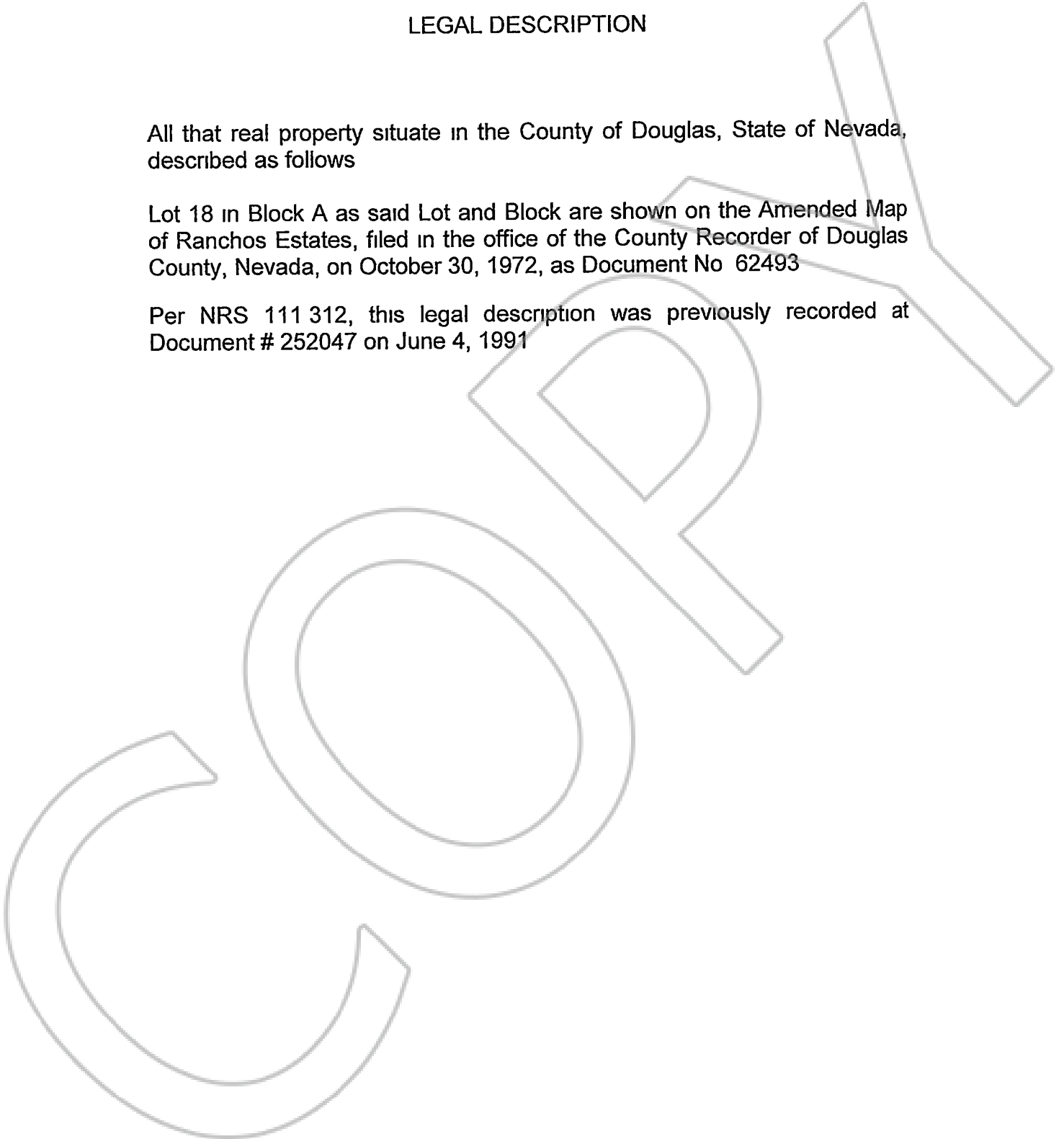


EXHIBIT A
LEGAL DESCRIPTION

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

Lot 18 in Block A as said Lot and Block are shown on the Amended Map
of Ranchos Estates, filed in the office of the County Recorder of Douglas
County, Nevada, on October 30, 1972, as Document No 62493

Per NRS 111 312, this legal description was previously recorded at
Document # 252047 on June 4, 1991



STATE OF NEVADA DECLARATION OF VALUE

1 Assessor Parcel Number (s)
(a) 1220-16-210-020
(b) _____
(c) _____
(d) _____

2 Type of Property
a) Vacant Land b)X 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 ONLY

Document/Instrument# _____

Book _____ Page _____

Date of Recording _____

Notes _____

3 Total Value/Sales Price of Property \$ _____
Deed in Lieu of Foreclosure Only (value of property) \$ _____
Transfer Tax Value \$ _____
Real Property Transfer Tax Due \$ _____

4 If Exemption Claimed

a Transfer Tax Exemption, per NRS 375 090, Section 4

b Explain Reason for Exemption This is a transfer from one tenant in common to a remaining tenant in common
Document # 912924

5 Partial Interest Percentage being transferred 33 33 %

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 Mary E. Baldecchi Capacity Agent for Grantee

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name Michael Alan James
Address 2694 Snowy Owl Court
City Reno
State NV Zip 89523

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name Chelsea Suschena
Address 1521 Saturn Heights Drive
City Reno
State NV Zip 89523

COMPANY/PERSON REQUESTING RECORDING (REQUIRED IF NOT THE SELLER OR BUYER)

Print Name George M. Keele, Esq Escrow # _____

Address 1692 County Road, Ste A

City Minden State NV Zip 89423

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)