

DOUGLAS COUNTY, NV

**2018-913453**

RPTT:\$811.20 Rec:\$35.00

\$846.20 Pgs=3

**04/25/2018 02:56 PM**

SIGNATURE TITLE - ZEPHYR COVE

KAREN ELLISON, RECORDER

APN: 1318-23-314-004

**RECORDING REQUESTED BY:  
SIGNATURE TITLE COMPANY, LLC  
212 ELKS POINT RD, STE 445  
P.O. BOX 10297  
ZEPHYR COVE, NV 89448**

**MAIL RECORDABLE DOCS AND  
TAX STATEMENTS TO:  
MICHAEL K. JOHNSON  
KELLY R. JOHNSON  
P.O. BOX 4848  
STATELINE, NV 89449**

ESCROW NO: 11000315-ZCT

RPTT \$811.20

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

**THIS INDENTURE WITNESSETH: That Donald W. Niemann and Anita F. Niemann, Trustees of the Niemann Revocable Trust dated February 24, 2005**

**FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell, and Convey to:**

**Michael K. Johnson and Kelly R. Johnson, husband and wife as joint tenants with rights of survivorship**

**all that real property situated in the City of Zephyr Cove, County of Douglas, State of Nevada, described as follows:**

**See Exhibit A attached hereto and made a part hereof.**

**Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.**

Donald W. Niemann and Anita F. Niemann, Trustees  
of the Niemann Revocable Trust dated February 24,  
2005

  
Donald W. Niemann, Trustee

  
Anita F. Niemann, Trustee

STATE OF <sup>HK</sup> ~~NEVADA~~ Florida  
COUNTY OF ~~Broward~~

} ss:

This instrument was acknowledged before me on April 24th 2018

by Donald W Niemann & Anita F Niemann

  
Notary Public

(seal)

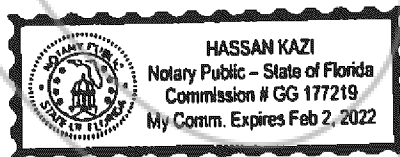


Exhibit A

The land referred to herein is situated in the State of Nevada, County of Douglas described as follows:

Unit 14, as set forth on that map entitled CONDOMINIUM MAP LAKE VILLAGE PROFESSIONAL BUILDING, recorded June 1, 1979 in Book 679 of Official Records at page 83, as Document No. 33068, Douglas County, Nevada.

Together with an undivided interest in the common area as set forth and defined by that document recorded April 30, 1980, in Book 480 of Official Records at page 1788, Douglas County, Nevada.

APN: 1318-23-314-004



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

**1. Assessor Parcel Number(s)**

- a) 1318-23-314-004
- 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
- Other

**FOR RECORDER'S OPTIONAL USE ONLY**

Book: \_\_\_\_\_ Page: \_\_\_\_\_  
Date of Recording: \_\_\_\_\_  
Notes: \_\_\_\_\_

**3. Total Value/Sales Price of Property:**

\$208,000.00

Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )

Transfer Tax Value \$208,000.00

Real Property Transfer Tax Due: \$811.20

**4. If Exemption Claimed**

a. Transfer Tax Exemption, per NRS 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 \_\_\_\_\_ Capacity Grantor

Signature \_\_\_\_\_ Capacity Grantee

**SELLER (GRANTOR) INFORMATION**

**(Required)**

Print Name: Donald W. Niemann and Anita F. Niemann, Trustees of the Niemann Revocable Trust dated February 24, 2005

Address: P.O. Box 256  
Zephyr Cove, NV 89448

**BUYER (GRANTEE) INFORMATION**

**(Required)**

Print Name: Michael K. Johnson

Address: P.O. Box 4848  
Stateline, NV 89449

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

Print Name: Signature Title Company LLC Escrow #: 11000315-ZCT

Address: 212 Elks Point Road, Suite 445, PO Box 10297  
Zephyr Cove, NV 89448

**AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED**