

DOUGLAS COUNTY, NV
RPTT:\$1755.00 Rec:\$35.00
\$1,790.00 Pgs=3
TICOR TITLE - GARDNERVILLE
KAREN ELLISON, RECORDER

2018-914228

05/15/2018 03:16 PM

WHEN RECORDED MAIL TO:
James Eldon Cason
Debra L. Cason
P.O. Box 26

Moss Landing, CA 95039

MAIL TAX STATEMENTS TO:
James Eldon Cason
P.O. Box 26

Moss Landing, CA 95039

Escrow No. 1801870-RLT

The undersigned hereby affirms that this document
submitted for recording does not contain the social
security number of any person or persons.
(Pursuant to NRS 239b.030)

APN No.: 1220-15-611-018
R.P.T.T. \$1,755.00

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Ann F. McLaughlan, an unmarried woman

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant,
Bargain, Sell and Convey to James Eldon Cason and Debra L. Cason husband and wife as joint tenants

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

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

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

Ann F. McLaughlan

Ann F. McLaughlan

STATE OF NEVADA
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on ,

5/14/18

by Ann F. McLaughlan

[Signature]

NOTARY PUBLIC



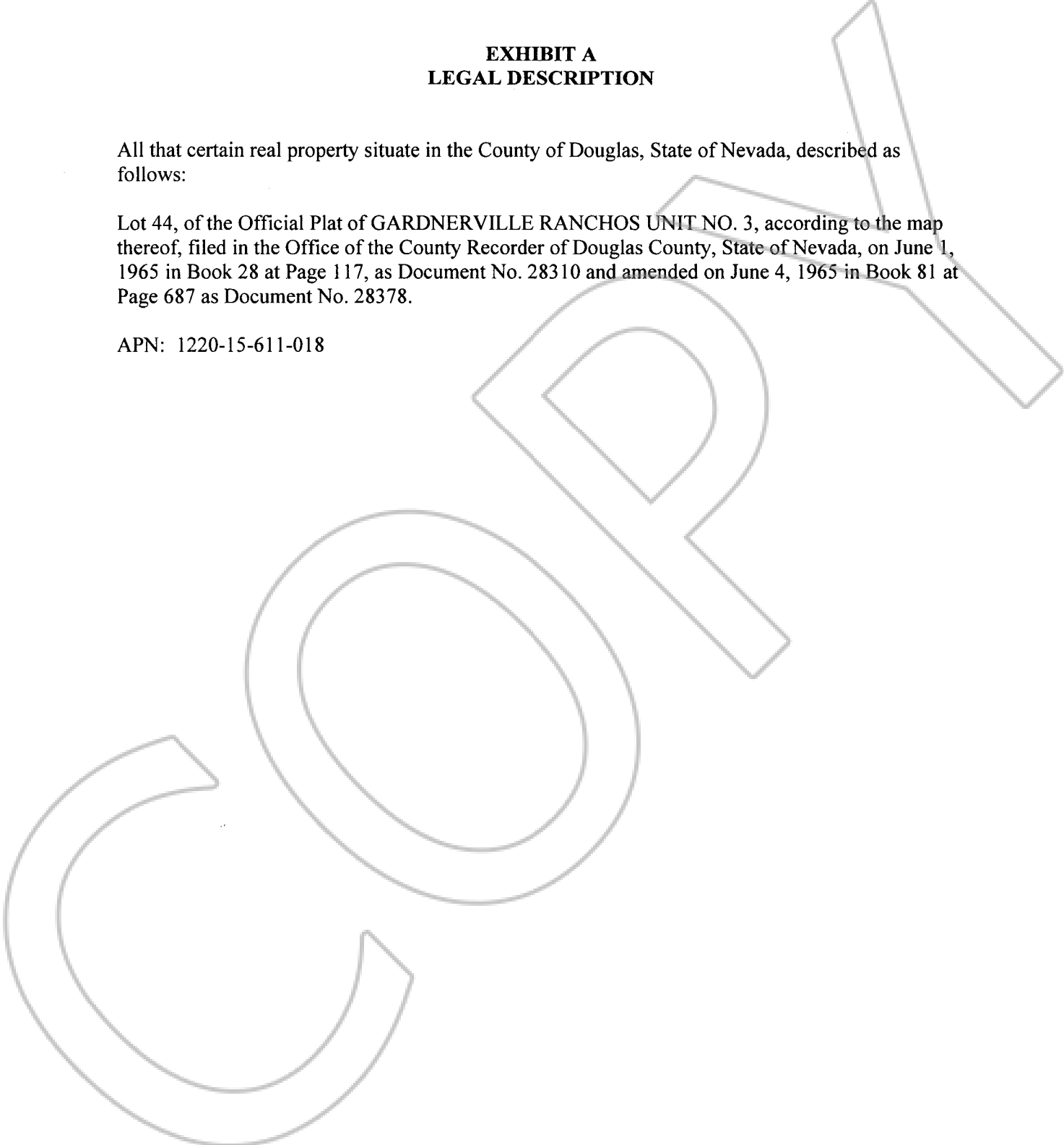
Escrow No. 1801870-RLT

**EXHIBIT A
LEGAL DESCRIPTION**

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

Lot 44, of the Official Plat of GARDNERVILLE RANCHOS UNIT NO. 3, according to the map thereof, filed in the Office of the County Recorder of Douglas County, State of Nevada, on June 1, 1965 in Book 28 at Page 117, as Document No. 28310 and amended on June 4, 1965 in Book 81 at Page 687 as Document No. 28378.

APN: 1220-15-611-018



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a. 1220-15-611-018
 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 ONLY	
Book _____	Page _____
Date of Recording: _____	
Notes: _____	

3. a. Total Value/Sales Price of Property: \$ 450,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) \$ _____
 c. Transfer Tax Value \$ 450,000.00
 d. Real Property Transfer Tax Due: \$ 1,755.00

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 Ann F. McLaughlan Capacity _____
 Signature _____ Capacity gentr

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Ann F. McLaughlan
 Address: 2349 Round House Road
 City: Sparks
 State: NV Zip: 89431

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: James Eldon Cason + Debra L. Cason
 Address: P.O. Box 26
 City: Moss Landing
 State: CA Zip: 95039

COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)
 Print Name: Ticor Title of Nevada, Inc. Escrow No.: 01801870-020-RLT
 Address: 1483 Highway 395 N, Suite B
 City, State, Zip: Gardnerville, NV 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED