

DOUGLAS COUNTY, NV  
RPTT:\$1946.10 Rec:\$35.00  
\$1,981.10 Pgs=3  
TICOR TITLE - GARDNERVILLE  
KAREN ELLISON, RECORDER

**2018-914374**

**05/17/2018 11:07 AM**

**WHEN RECORDED MAIL TO:**

Craig J. Watkins  
3289 Dog Leg Dr.  
Minden, NV 89423

**MAIL TAX STATEMENTS TO:**

Craig J. Watkins  
3289 Dog Leg Dr.  
Minden, NV 89423

Escrow No. 1801832-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.: 1420-18-710-042  
R.P.T.T. \$1,946.10

SPACE ABOVE FOR RECORDER'S USE ONLY

**GRANT, BARGAIN, SALE DEED**

**THIS INDENTURE WITNESSETH:** That Jeffrey Lynn Russell and Dale A. Zusi, husband and wife, and Ilene M. Zusi, an unmarried woman, all as joint tenants

**FOR A VALUABLE CONSIDERATION,** receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Craig J. Watkins , a married man as his sole and separate property

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.**

Jeffrey Lynn Russell  
Jeffrey Lynn Russell

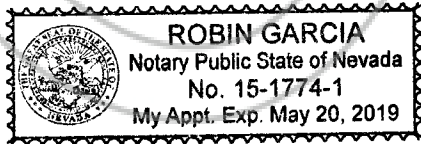
Dale A. Zusi  
Dale A. Zusi

Hlene M. Zusi  
Hlene M. Zusi

STATE OF NEVADA  
COUNTY OF Clark

This instrument was acknowledged before me on, May 15, 2018 } ss:  
by Jeffrey Lynn Russell and Dale A. Zusi and Hlene M. Zusi

Robin Garcia  
NOTARY PUBLIC



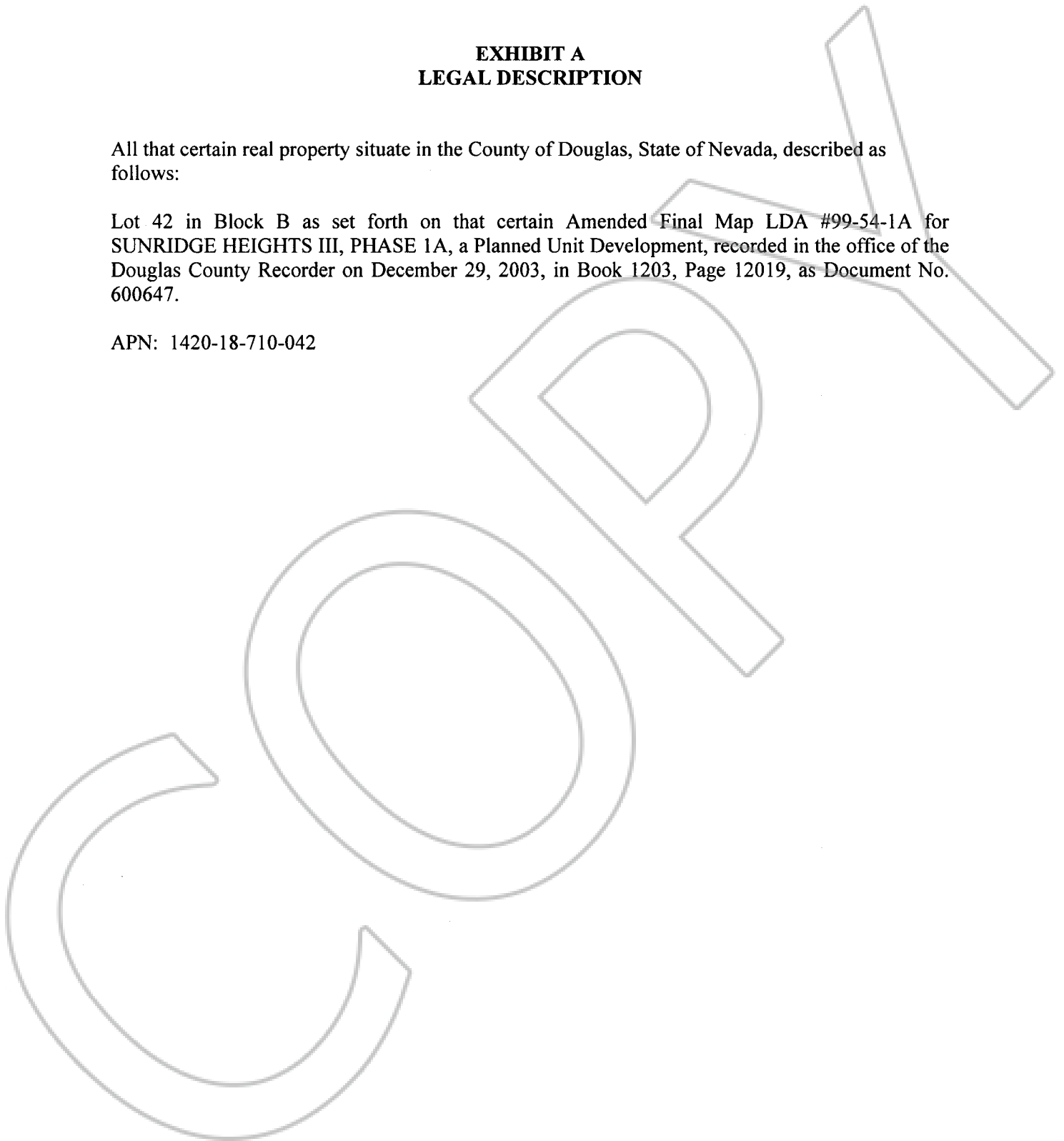
Escrow No. 1801832-RLT

**EXHIBIT A  
LEGAL DESCRIPTION**

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

Lot 42 in Block B as set forth on that certain Amended Final Map LDA #99-54-1A for SUNRIDGE HEIGHTS III, PHASE 1A, a Planned Unit Development, recorded in the office of the Douglas County Recorder on December 29, 2003, in Book 1203, Page 12019, as Document No. 600647.

APN: 1420-18-710-042



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a. 1420-18-710-042  
 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 \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
Book _____	Page _____
Date of Recording: _____	
Notes: _____	

3. a. Total Value/Sales Price of Property: \$ 499,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_  
 c. Transfer Tax Value \$ 499,000.00  
 d. Real Property Transfer Tax Due: \$ 1,946.10

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: Dale [Signature] Capacity: [Signature]  
 Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION  
(REQUIRED)**  
 Print Name: Jeffrey Lynn Russell ET AL  
 Address: 541 Old Highlands Street  
 City: Henderson  
 State: NV Zip: 89015

**BUYER (GRANTEE) INFORMATION  
(REQUIRED)**  
 Print Name: Craig J. Watkins  
 Address: 3289 Dog Leg Dr.  
 City: Shingle Springs  
 State: CA Zip: 95682

**COMPANY/PERSON REQUESTING RECORDING (Required If not Seller or Buyer)**  
 Print Name: Ticor Title of Nevada, Inc. Escrow No.: 01801832-020-RLT  
 Address: 1483 Highway 395 N, Suite B  
 City, State, Zip: Gardnerville, NV 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED