

DOUGLAS COUNTY, NV
RPTT:\$1368.90 Rec:\$35.00
\$1,403.90 Pgs=2 2018-914920
05/31/2018 02:50 PM
TICOR TITLE - GARDNERVILLE
KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO:
Randall Thomas Michalek

3358 Coloma Dr.

Carson City, NV 89705

MAIL TAX STATEMENTS TO:
Randall Thomas Michalek
3358 Coloma Dr.

Carson City, NV 89705

Escrow No. 1801865-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.: 1420-18-112-012
R.P.T.T. \$1,368.90

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That James W. McMasters and Elizabeth V. McMasters, Husband and Wife, as Joint Tenants

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Randall Thomas Michalek, an unmarried man

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.


James W. McMasters

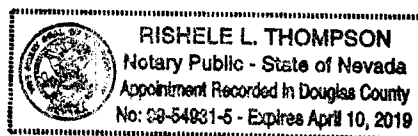

Elizabeth V. McMasters

STATE OF NEVADA
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on , May 29, 2018
by James W. McMasters and Elizabeth V. McMasters


NOTARY PUBLIC



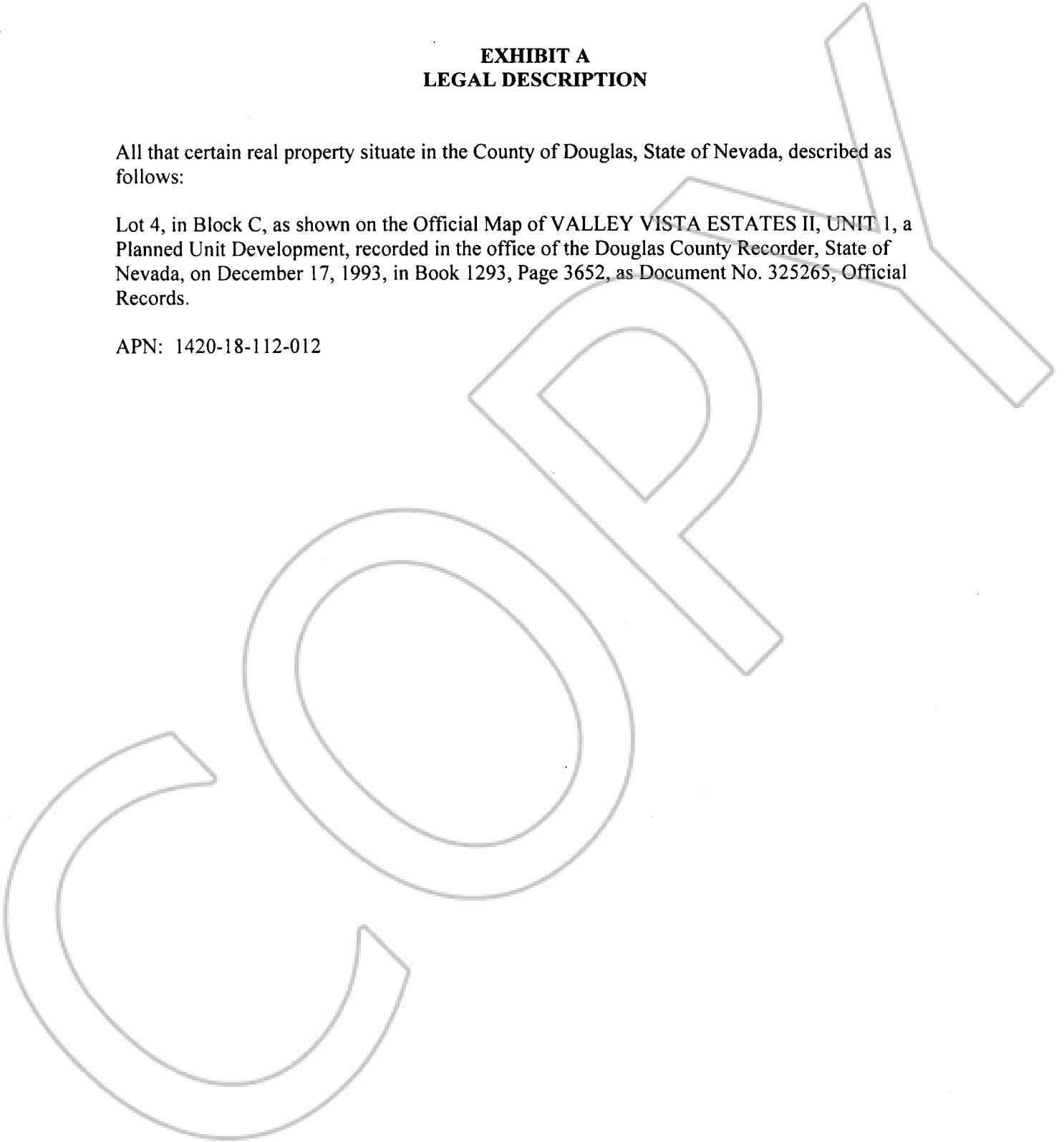
Escrow No. 1801865-RLT

**EXHIBIT A
LEGAL DESCRIPTION**

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

Lot 4, in Block C, as shown on the Official Map of VALLEY VISTA ESTATES II, UNIT 1, a Planned Unit Development, recorded in the office of the Douglas County Recorder, State of Nevada, on December 17, 1993, in Book 1293, Page 3652, as Document No. 325265, Official Records.

APN: 1420-18-112-012



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a. 1420-18-112-012
 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: \$ 351,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) \$ _____
 c. Transfer Tax Value \$ 351,000.00
 d. Real Property Transfer Tax Due: \$ 1,368.90

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 *James W. McMasters* Capacity *grantee*
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: James W. McMasters *Elizabeth V. McMasters*
 Address: 877 VISTA PARKS DR
 City: CARSON CITY NV
 State: Zip: NV 89708

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Randall Thomas Michalek
 Address: 3358 Coloma Dr.
 City: Dayton
 State: NV Zip: 89403

COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)
 Print Name: Ticor Title of Nevada, Inc. Escrow No.: 01801865-020-RLT
 Address: 1483 Highway 395 N, Suite B
 City, State, Zip: Gardnerville, NV 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED