

A.P.N.: 1220-21-511-006  
File No: 143-2544916 (NF)  
R.P.T.T.: \$1,127.10

When Recorded Mail To: Mail Tax Statements To:  
Ester P. Cusac  
1342 Cahí Circle  
Gardnerville, NV 89460

***GRANT, BARGAIN and SALE DEED***

*FOR A VALUABLE CONSIDERATION*, receipt of which is hereby acknowledged,

Theresa Marie Larsen, a single woman

do(es) hereby *GRANT, BARGAIN and SELL* to

Ester P. Cusac, a widow

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

**LOT 6, IN BLOCK A, AS SHOWN ON THE MAP OF CAHI #6, A PLANNED UNIT DEVELOPMENT, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON NOVEMBER 24, 1999 IN BOOK 1199, AT PAGE 4453, AS DOCUMENT NO. 481452, OFFICIAL RECORDS.**

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

*TOGETHER* with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Date: 05/29/2018

Theresa Marie Larsen  
Theresa Marie Larsen

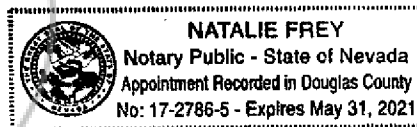
STATE OF **NEVADA** )  
 ) : ss.  
COUNTY OF **DOUGLAS** )

This instrument was acknowledged before me on 06/29/2018 by MS  
**Theresa Marie Larsen.**

Natalie Frey  
Notary Public  
(My commission expires: 05/31/2021)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **May 29, 2018** under Escrow No. **143-2544916**.



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a) 1220-21-511-006  
 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	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a) Total Value/Sales Price of Property: \$289,000.00  
 b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )  
 c) Transfer Tax Value: \$289,000.00  
 d) Real Property Transfer Tax Due \$1,127.10

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 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: Theresa Marie Larsen  
 Signature: \_\_\_\_\_

Capacity: seller  
 Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION  
(REQUIRED)**

Print Name: Theresa Marie Larsen  
 Address: 1988 Sorrel Ln  
 City: Gardnerville  
 State: NV Zip: 89410

**BUYER (GRANTEE) INFORMATION  
(REQUIRED)**

Print Name: Ester P Cusac  
 Address: 1342 Cahi Circle  
 City: Gardnerville  
 State: NV Zip: 89460

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

First American Title Insurance  
 Print Name: Company File Number: 143-2544916 NF/ NF  
 Address 1663 US Highway 395, Suite 101  
 City: Minden State: NV Zip: 89423

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)