

DOUGLAS COUNTY, NV **2018-916859**
RPTT:\$670.80 Rec:\$35.00
\$705.80 Pgs=2 07/18/2018 08:20 AM
TICOR TITLE - GARDNERVILLE
KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO:
Michael E. Francis
1542 Pearl Road
Wellington, NV 89444

MAIL TAX STATEMENTS TO:
Same as above

Escrow No. 1803362-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.: 1022-16-002-006
R.P.T.T. \$ 670.80

SPACE ABOVE FOR RECORDER'S USE ONLY


GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Gregory T. MacDowell and Carol J. Priddy, Husband and Wife, as Joint Tenants

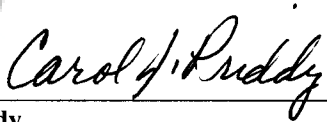
FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Michael E. Francis, an unmarried man

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.



Gregory T. MacDowell

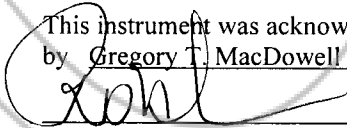


Carol J. Priddy


STATE OF NEVADA
COUNTY OF DOUGLAS

This instrument was acknowledged before me on, 7/13/18
by Gregory T. MacDowell and Carol J. Priddy

} ss:
7/13/18



NOTARY PUBLIC

 **RISHELE L. THOMPSON**
Notary Public - State of Nevada
Appointment Recorded in Douglas County
No: 99-54931-5 - Expires April 10, 2019

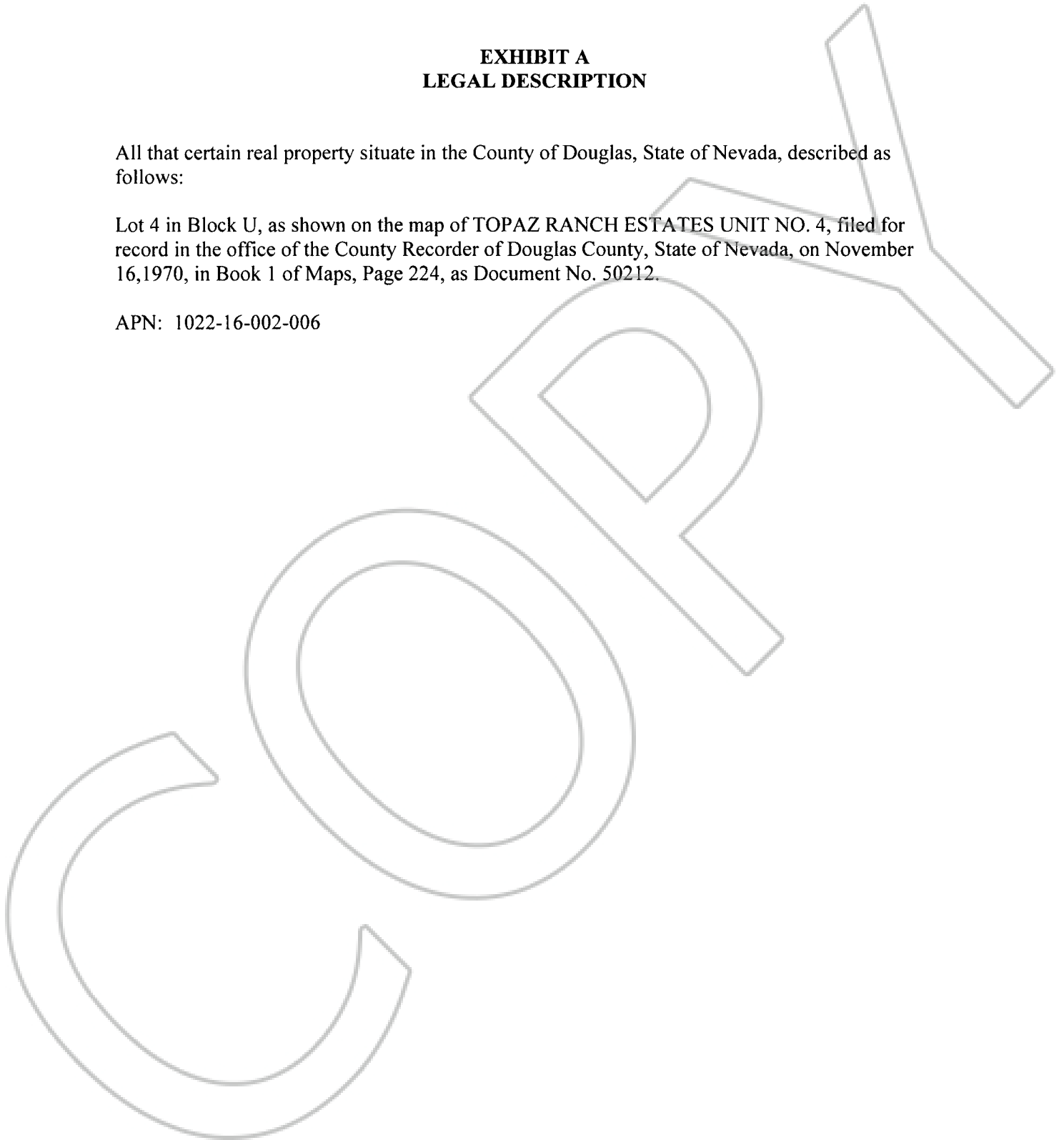
Escrow No. 1803362-RLT

**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 U, as shown on the map of TOPAZ RANCH ESTATES UNIT NO. 4, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on November 16, 1970, in Book 1 of Maps, Page 224, as Document No. 50212.

APN: 1022-16-002-006



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a. 1022-16-002-006
 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 ONLY	
Book _____	Page _____
Date of Recording: _____	
Notes: _____	

3. a. Total Value/Sales Price of Property: \$ 172,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) \$ _____
 c. Transfer Tax Value \$ 172,000.00
 d. Real Property Transfer Tax Due: \$ 670.80

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 *Gregory T. MacDowell* Capacity *Grantor*
 Signature *Michael E. Francis* Capacity *Grantor*

SELLER (GRANTOR) INFORMATION
 (REQUIRED)
 Print Name: Gregory T. MacDowell *+ Qual's apt A*
 Address: *40 Wendy Winters 5250 Malibu*
 City: *Buena Park, Ca 90621*
 State: Zip: _____

BUYER (GRANTEE) INFORMATION
 (REQUIRED)
 Print Name: Michael E. Francis
 Address: *1542 Pearl Rd*
 City: *Wellington*
 State: Zip: *81444*

COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)
 Print Name: Ticor Title of Nevada, Inc. Escrow No.: 01803362-020-RLT
 Address: 1483 Highway 395 N, Suite B
 City, State, Zip: Gardnerville, NV 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED