

DOUGLAS COUNTY, NV **2018-917339**  
RPTT:\$1657.50 Rec:\$35.00  
\$1,692.50 Pgs=2 **07/27/2018 12:30 PM**  
FIRST CENTENNIAL - RENO (MAIN OFFICE)  
KAREN ELLISON, RECORDER

APN: 1220-16-311-014

Escrow No. 00236804 - 016 - 17  
RPTT 1,657.50  
When Recorded Return to:  
**Boyd K. Johnson-Groves**  
**14627 SE Birch Street**  
**South Beach, OR 97366**  
Mail Tax Statements to:  
Grantee same as above

SPACE ABOVE FOR RECORDERS USE

**Grant, Bargain, Sale Deed**

For valuable consideration, the receipt of which is hereby acknowledged,  
David Paul Ratz and Judy Ratz, as Trustees of the Judy Ratz and David Paul Ratz  
REvocable Trust, dated 5/7/2012

do(es) hereby Grant, Bargain, Sell and Convey to  
Boyd K. Johnson-Groves, An Unmarried Man and SHERIL J. GROVES, a widow,  
as Joint Tenants with the right of survivorship  
all that real property situate in the County of Douglas, State of Nevada, described as  
follows:

See Exhibit A attached hereto and made a part hereof.

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

Witness my/our hand(s) this 27 day of June, 2018


Judy Ratz and David Paul Ratz  
Revocable Trust  
David Paul Ratz, Trustee  
David Paul Ratz, Trustee

Judy Ratz, Trustee  
Judy Ratz, Trustee

STATE OF NEVADA  
COUNTY OF DOUGLAS

This instrument was acknowledged before me on June 27, 2018,  
by David Paul Ratz and Judy Ratz

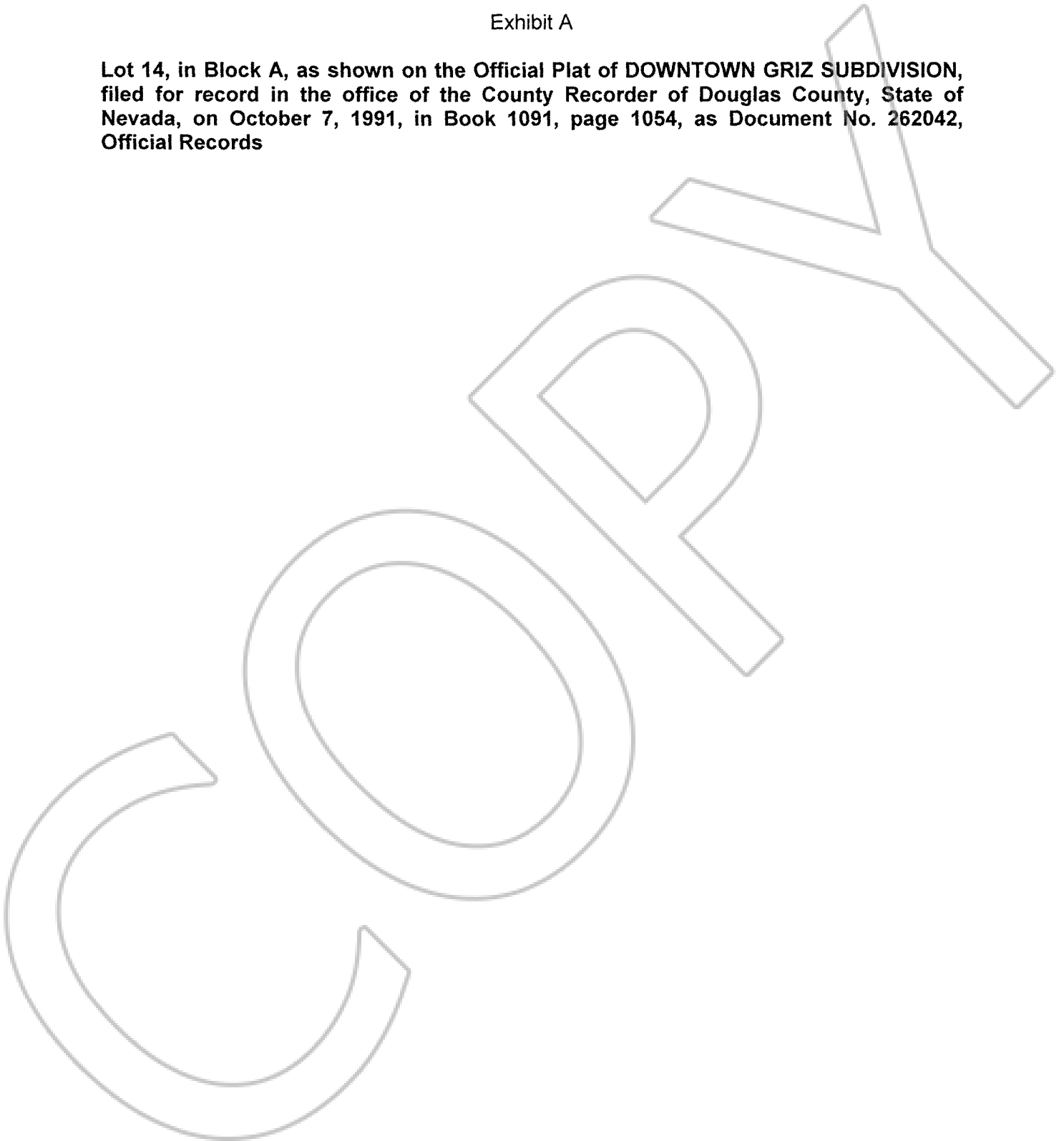
Kris Thorson  
NOTARY PUBLIC

 **KRIS THORSON**  
Notary Public - State of Nevada  
Appointment Recorded in Carson City  
No: 13-12081-3 - Expires January 17, 2022

SPACE BELOW FOR RECORDER

Exhibit A

**Lot 14, in Block A, as shown on the Official Plat of DOWNTOWN GRIZ SUBDIVISION, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on October 7, 1991, in Book 1091, page 1054, as Document No. 262042, Official Records**



SPACE BELOW FOR RECORDER

1. APN: 1220-16-311-014

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	
Document Instrument No.:	
Book:	Page:
Date of Recording:	
Notes:	

STATE OF NEVADA  
DECLARATION OF VALUE

3. Total Value/Sales Price of Property: \$425,000.00  
 Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_  
 Transfer Tax Value: \$425,000.00  
 Real Property Transfer Tax Due: \$ 1,657.50

4. If Exemption Claimed

- a. Transfer Tax Exemption, per NRS 375.090, Section \_\_\_\_
- b. Explain Reason for Exemption: \_\_\_\_

5. Partial Interest: Percentage being transferred: 100 %

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 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 <i>Sheril J. Groves</i>	Capacity grantor
Signature	Capacity grantee
<b>SELLER (GRANTOR) INFORMATION</b>	<b>BUYER (GRANTEE) INFORMATION</b>
(Required)	(Required)
Print Name: David Paul Ratz, and Judy Ratz, Trustees *	Print Name: Boyd K. Johnson-Groves and Sheril J. Groves
Address: P.O. Box 3556	Address: 14627 SE Birch Street
City/State/Zip: Stateline, NV 89449	City/State/Zip: South Beach, OR 97366

**COMPANY REQUESTING RECORDING**

Co. Name: First Centennial Title Company of NV	Escrow # 00236804-016dr
Address: 896 West Nye Lane, Suite 104 Carson City, NV 89703	

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)

\*of the Judy Ratz and David Paul Ratz Revocable Trust dated 5/7/2012