

A.P.N.: 1420-06-310-019
File No: 121-2547353 (MLR)
R.P.T.T.: \$585.00

When Recorded Mail To: Mail Tax Statements To:
Thomas Lettier
2980 Lukens Lane
Carson City, NV 89706

GRANT, BARGAIN and SALE DEED

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

Donald Van Hoy and Hannah V. Van Hoy, husband and wife as joint tenants

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

Thomas Lettier, a single man

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

LOT 44, OF SIERRA ESTATES, ACCORDING TO THE MAP THEREOF, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON SEPTEMBER 27, 1960, IN BOOK 8, AT PAGE 70, AS DOCUMENT NO. 16665.

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: 08/06/2018

Donald Van Hoy

Donald Van Hoy

Hannah Van Hoy

Hannah V. Van Hoy



STATE OF **NEVADA**)
: **SS.**
COUNTY OF **WASHOE**)

This instrument was acknowledged before me on August 9, 2018 by **Donald Van Hoy and Hannah V. Van Hoy.**

Margarite L. Roma
Notary Public
(My commission expires: 9-9-2021)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **August 06, 2018** under Escrow No. **121-2547353.**

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1420-06-310-019
- 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: \$150,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$150,000.00
- d) Real Property Transfer Tax Due \$585.00

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 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 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: *Donald Van Hoy*
Signature: *Hannah Van Hoy*

Capacity: *Grantor*
Capacity: *Grantor*

SELLER (GRANTOR) INFORMATION (REQUIRED)

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Donald Van Hoy and Hannah V. Van Hoy
Address: 11885 Claim Stake Dr.
City: Reno
State: NV Zip: 89506

Print Name: Thomas Lettier
Address: 2980 Lukens Lane
City: Carson City
State: NV Zip: 89706

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

First American Title Insurance
Print Name: Company
Address 5310 Kietzke Lane, Suite 100
City: Reno

File Number: 121-2547353 MLR/ pb
State: NV Zip: 89511-2043

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