

DOUGLAS COUNTY, NV **2018-917935**
RPTT:\$1797.90 Rec:\$35.00
\$1,832.90 Pgs=2 **08/10/2018 12:18 PM**
TICOR TITLE - GARDNERVILLE
KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO:
James J. Meehan
Sarah D. Meehan
PO Box 5650
Avon, CO 81620

MAIL TAX STATEMENTS TO:
James J. Meehan
Same as above

Escrow No. 1803520-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.: 1420-18-710-043
R.P.T.T. \$1,797.90

SPACE ABOVE FOR RECORDER'S USE ONLY

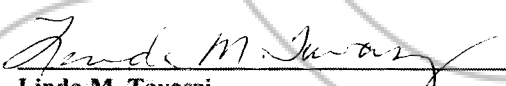
GRANT, BARGAIN, SALE DEED

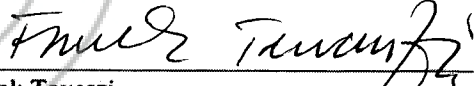
THIS INDENTURE WITNESSETH: That Linda M. Tavaszi and Frank Tavaszi, Wife and Husband , as Joint Tenants

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to James J. Meehan, Trustee of the James J. Meehan Revocable Trust dated 3/26/14 and Sarah D. Meehan, Trustee of the Sarah D. Meehan Revocable Trust dated 3/26/14 each to an undivided 50% interest as tenants in common 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.

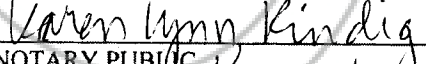

Linda M. Tavaszi

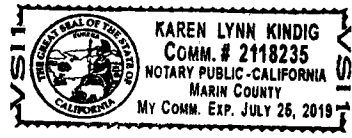

Frank Tavaszi

STATE OF ~~NEVADA~~ CALIFORNIA (klk)
COUNTY OF ~~DOUGLAS~~ MARIN (klk)

} ss:
8/9/18

This instrument was acknowledged before me on ,
by Linda M. Tavaszi and Frank Tavaszi


NOTARY PUBLIC Karen Lynn Kindig



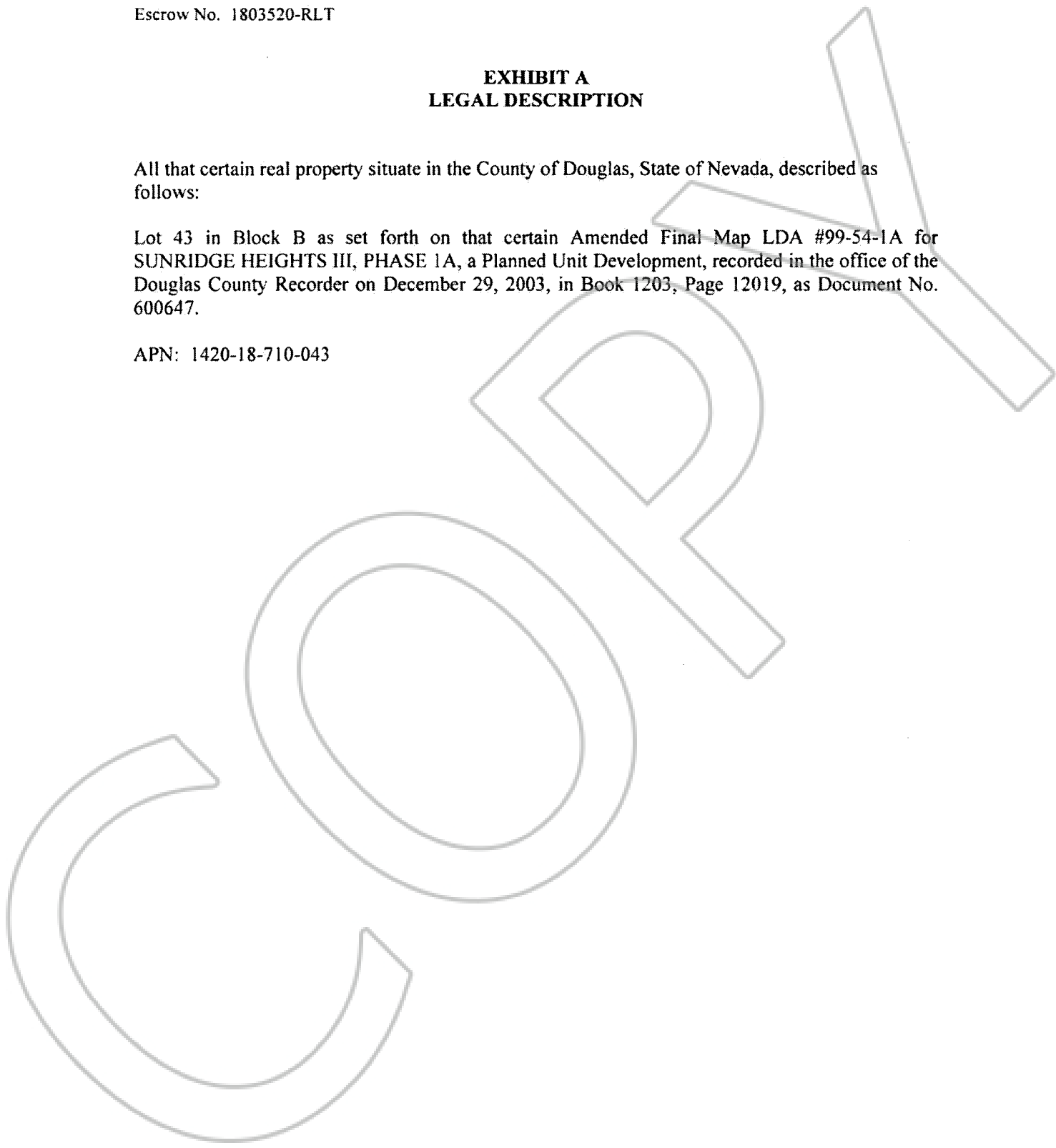
Escrow No. 1803520-RLT

**EXHIBIT A
LEGAL DESCRIPTION**

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

Lot 43 in Block B as set forth on that certain Amended Final Map LDA #99-54-1A for SUNRIDGE HEIGHTS III, PHASE 1A, a Planned Unit Development, recorded in the office of the Douglas County Recorder on December 29, 2003, in Book 1203, Page 12019, as Document No. 600647.

APN: 1420-18-710-043



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a. 1420-18-710-043
 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: \$ 461,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) \$ _____
 c. Transfer Tax Value \$ 461,000.00
 d. Real Property Transfer Tax Due: \$ 1,797.90

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 _____ Capacity agent
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
 (REQUIRED)
 Print Name: Linda M. Tavaszi *Frank Tavaszi*
 Address: 1005 S. Eliseo Dr #17
 City: Greenbrea
 State: CA Zip: 94904

BUYER (GRANTEE) INFORMATION
 (REQUIRED)
 Print Name: James J. Meehan, Trustee et al
 Address: PO Box 5050
 City: Avon
 State: CA Zip: 91620

COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)
 Print Name: Ticor Title of Nevada, Inc. Escrow No.: 01803520-020-RLT
 Address: 1483 Highway 395 N, Suite B
 City, State, Zip: Gardnerville, NV 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED