

DOUGLAS COUNTY, NV
RPTT:\$1774.50 Rec:\$35.00
\$1,809.50 Pgs=3 2018-919351
09/07/2018 02:29 PM
TICOR TITLE - GARDNERVILLE
KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO:
Graeme Murray Provan
Anna B. Provan
P.O. Box 0287

Genoa, NV 89411

MAIL TAX STATEMENTS TO:
Graeme Murray Provan
P.O. Box 0287

Genoa, NV 89411

Escrow No. 1804364-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.: 1420-29-711-020
R.P.T.T. \$1,774.50

SPACE ABOVE FOR RECORDER'S USE ONLY

SIGNED IN COUNTERPART
GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That John Karaffa and Stephanie Karaffa, 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 Graeme / Provan and Anna Provan, Husband and Wife, as Joint Tenants

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.

John Karaffa

Stephanie Karaffa

Stephanie Karaffa

STATE OF ~~NEVADA~~ *Virginia*
COUNTY OF ~~DOUGLAS~~ *Rockingham*

} ss:

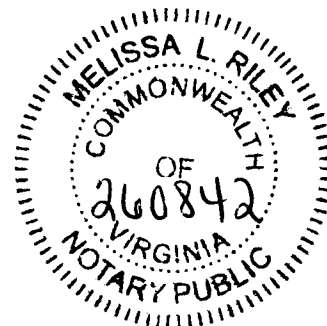
September 5, 2018

This instrument was acknowledged before me on, _____
by ~~John Karaffa and Stephanie Karaffa~~

Melissa L. Riley

NOTARY PUBLIC

My Commission Expires
March 31, 2020



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Anna B. Provan
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John Karaffa

Stephanie Karaffa

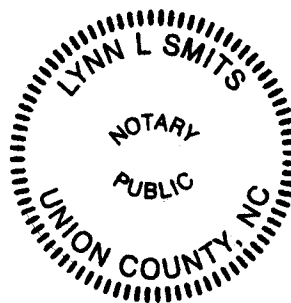
Oct 9/15/2018
STATE OF ~~NEVADA~~ *North Carolina*
COUNTY OF ~~DOUGLAS~~ *mecklenburg* } ss:

Oct 9/15/2018
This instrument was acknowledged before me on, September 5, 2018
by John Karaffa and Stephanie Karaffa *Oct 9/15/2018*



NOTARY PUBLIC *Lynn L. Smits*

my Commission Expires: June 4, 2019



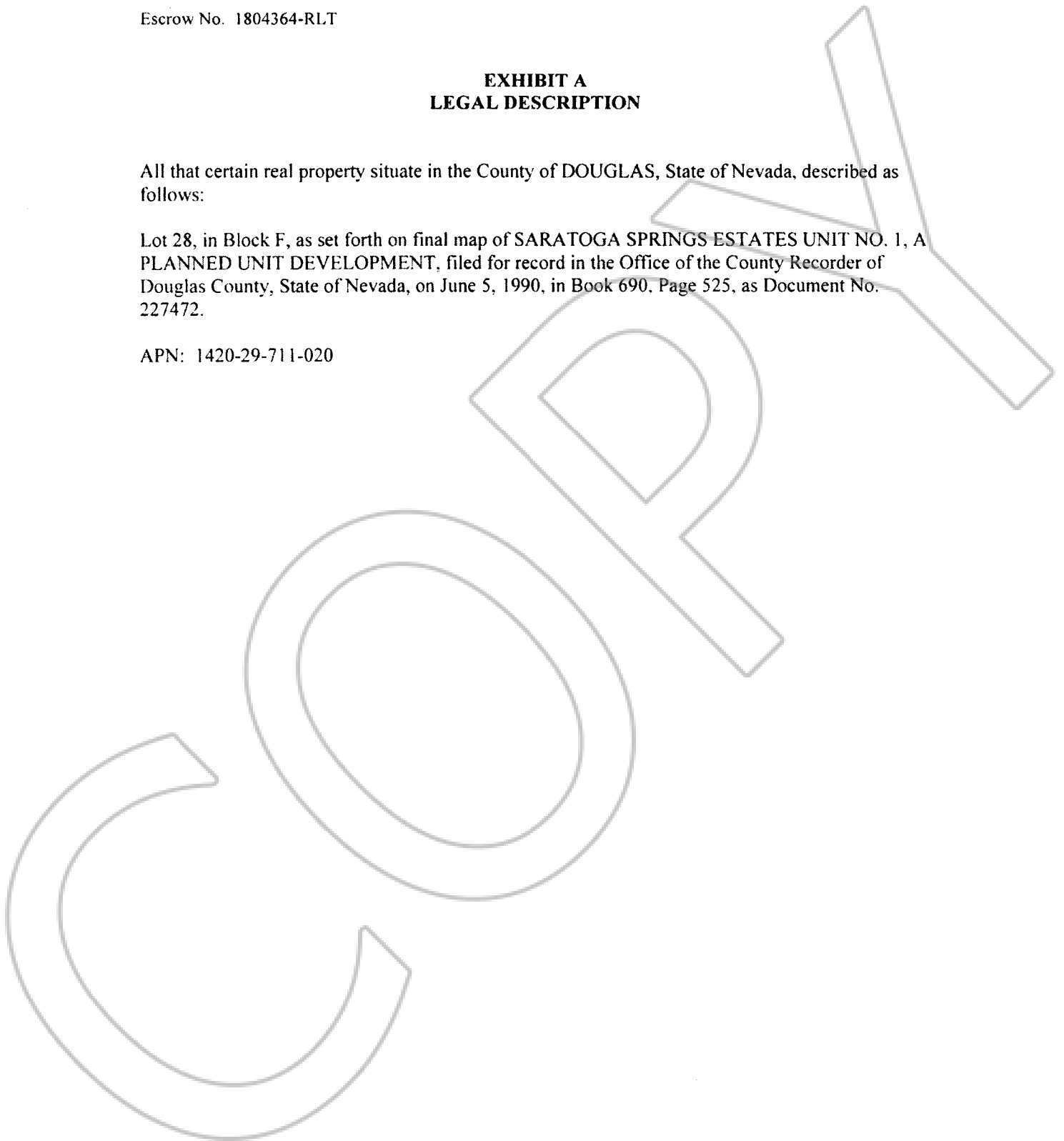
Escrow No. 1804364-RLT

**EXHIBIT A
LEGAL DESCRIPTION**

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

Lot 28, in Block F, as set forth on final map of SARATOGA SPRINGS ESTATES UNIT NO. 1, A PLANNED UNIT DEVELOPMENT, filed for record in the Office of the County Recorder of Douglas County, State of Nevada, on June 5, 1990, in Book 690, Page 525, as Document No. 227472.

APN: 1420-29-711-020



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a. 1420-29-711-020
 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: \$ 455,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) \$ _____
 c. Transfer Tax Value \$ 455,000.00
 d. Real Property Transfer Tax Due: \$ 1,774.50

4. **If Exemption Claimed**
 a. Transfer Tax Exemption, per NRS 375.090, Section _____
 b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____ %
 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 _____
 Signature Stephane Karaffa Capacity Seller/Gaem

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

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

Print Name: John Karaffa and Stephane Karaffa
 Address: 1521 Fir Street
 City: Waynesboro
 State: Va Zip: 22980

Print Name: Graeme Provan and Anna Provan
 Address: P.O. Box 0287
 City: Genoa
 State: NV Zip: 89411

COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)
 Print Name: Ticor Title of Nevada, Inc. Escrow No.: 01804364-020-RLT
 Address: 1483 Highway 395 N, Suite B
 City, State, Zip: Gardnerville, NV 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED