

DOUGLAS COUNTY, NV
RPTT:\$2242.50 Rec:\$35.00
\$2,277.50 Pgs=3
TICOR TITLE - GARDNERVILLE
KAREN ELLISON, RECORDER

2018-919978

09/24/2018 02:44 PM

WHEN RECORDED MAIL TO:
Carmel Fithian
Lance Fithian
81 South Rubicon Circle Unit A

Stateline, NV 89449

MAIL TAX STATEMENTS TO:
Carmel Fithian
81 South Rubicon Circle Unit A

Stateline, NV 89449

Escrow No. 1804705-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.: 1318-23-311-015
R.P.T.T. \$2,242.50

SPACE ABOVE FOR RECORDER'S USE ONLY

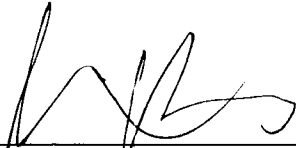
GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Christian B. Burns, a married man as his sole
and separate property who acquired title as an unmarried man
FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant,
Bargain, Sell and Convey to Carmel Fithian and Lance Fithian, wife and husband, as joint
tenants, with right of survivorship

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.



Christian B. Burns

STATE OF NEVADA
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on , September 19, 2018
by Christian B. Burns



NOTARY PUBLIC



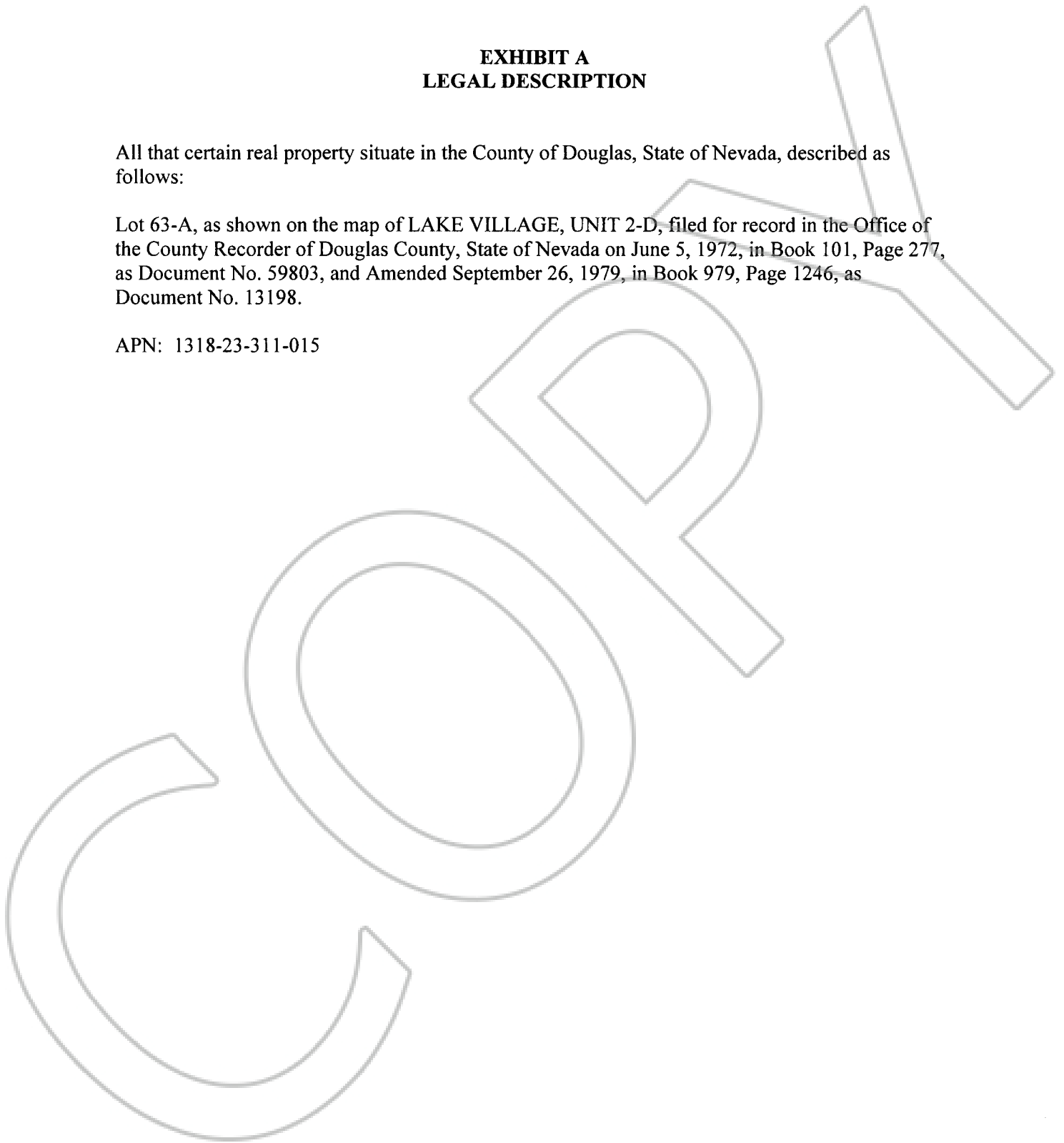
Escrow No. 1804705-RLT

**EXHIBIT A
LEGAL DESCRIPTION**

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

Lot 63-A, as shown on the map of LAKE VILLAGE, UNIT 2-D, filed for record in the Office of the County Recorder of Douglas County, State of Nevada on June 5, 1972, in Book 101, Page 277, as Document No. 59803, and Amended September 26, 1979, in Book 979, Page 1246, as Document No. 13198.

APN: 1318-23-311-015



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a. 1318-23-311-015
 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: \$ 575,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) \$ _____
 c. Transfer Tax Value \$ 575,000.00
 d. Real Property Transfer Tax Due: \$ 2,242.50

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 [Signature] Capacity _____
 Signature _____ Capacity [Signature]

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**
 Print Name: Christian B. Burns
 Address: P.O. Box 1632
 City: Zephyr Cove
 State: NV Zip: 89448

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**
 Print Name: Carmel Fithian and Lance Fithian
 Address: 81 South Rubicon Circle Unit A
 City: Stateline
 State: NV Zip: 89449

COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)
 Print Name: Ticor Title of Nevada, Inc. Escrow No.: 01804705-020-RLT
 Address: 1483 Highway 395 N, Suite B
 City, State, Zip: Gardnerville, NV 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED