DOUGLAS COUNTY, NV

RPTT:\$2242.50 Rec:\$35.00

KAREN ELLISON, RECORDER

2018-919978 09/24/2018 02:44 PM

\$2,277.50 Pgs=3 **09/24/2**0 TICOR TITLE - GARDNERVILLE

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 proprty 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

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

NOTARY PUBLIC



## 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

a.   1318-23-311-015   b.	1.	Assessor Parcel Number(s)					\ \	
C. d.  2. Type of Property: a. □ Vacant Land b. ✓ Single Fam. Res. C. □ Condo/Twnhse d. □ 2.4 Plex Book Page Date of Recording: Notes:  3. a. Total Value/Sales Price of Property: b. Deed in Lieu of Foreclosure Only (value of property) C. Transfer Tax Value d. Real Property Transfer Tax Due:  4. If Exemption Claimed a. Transfer Tax Exemption, per NRS 375.090, Section b. Explain Reason for Exemption:  5. Partial Interest: Percentage being transferred: C. 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 shalf be jointly and severally liable for any additional amount owed.  Signature  SELLER (GRANTOR) INFORMATION (REQUIRED) Print Name: Christian B. Bums Address: P.O. Box 1632 Address: 81 South Rubicon Circle Unit A City: Zephyr Cove City: Zephyr Cove City: Zephyr Cove State: NV Zip: 89448  COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer) Print Name: Ticor Title of Nevada, Inc. Escrow No.: 01804705-020-RLT	a.	1318-23-311-015					\ \	
C. d. d.   2. Type of Property: a. □ Vacant Land b. ✓ Single Fam. Res. Condo/Twnhse d. □ 2.4 Plex Book Page Date of Recording: Notes: b. □ Agricultural h. □ Mobile Home Notes: c. □ Agricultural h. □ Mobile Home Notes: c. □ Agricultural h. □ Mobile Home Notes: c. □ Transfer Tax Value Sales Price of Property: \$ 575,000.00   b. Deed in Lieu of Foreclosure Only (value of property) \$ 575,000.00   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 shalf be jointly and severally liable for any additional amount owed.  Signature Capacity  SELLER (GRANTOR) INFORMATION (REQUIRED) Print Name: Christian B. Bums Print Name: Carpacity Capacity  Signature Capacity  Capacity Capacity  Capacity Capacity  Capacity Capacity  Capacity Stateline  State: NV Zip: 89448  COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)  Print Name: Ticor Title of Nevada, Inc. Escrow No.: 01804705-020-RLT	b.				<del></del>		\ \	
d.  2. Type of Property:  a.	C.						\ \	
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a.	2.	Type of Property:			<			
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g.	e.	□ Apt. Bldg	f. 🛚	Comm'l/Ind'l	Date of	of Recording:		
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City, State, Zip: Gardnerville, NV 89410	-	itate, Zip: Gardnerville, I						

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED