

A.P.N.: 1420-33-611-003
File No: 143-2551952 (NF)
R.P.T.T.: \$1,751.10

When Recorded Mail To: Mail Tax Statements To:
Tim and Denise Miskell Revocable Living Trust
1141 Apache Ave
South Lake Tahoe, CA 96150

GRANT, BARGAIN and SALE DEED

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

Judson Higgins, trustee of the Judson Higgins Trust dated May 22, 2012

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

Brian Timothy Miskell and Denise Rose Miskell, Trustees of the Tim and Denise Miskell Revocable Living Trust dated November 25, 2015

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

LOT 3, IN BLOCK 7, AS SET FORTH ON THAT CERTAIN SUBDIVISION PLAT OF MOUNTAIN VIEW ESTATES UNIT THREE, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON MAY 21, 1985 IN BOOK 585 AT PAGE 1696, AS DOCUMENT NO. 117600, OFFICIAL RECORDS.

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: 09/19/2018

Judson Higgins, trustee of the Judson Higgins
Trust dated May 22, 2012

Judson Higgins Trustee
Judson Higgins, Trustee

STATE OF **NEVADA**)
) : **ss.**
COUNTY OF **DOUGLAS**)

This instrument was acknowledged before me on 10/3/18 by
Judson Higgins.

Natalie Frey
Notary Public
(My commission expires: 05/31/2021)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated
September 19, 2018 under Escrow No. **143-2551952.**

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1420-33-611-003
- 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: _____

\$449,000.00

b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)

c) Transfer Tax Value: _____

\$449,000.00

d) Real Property Transfer Tax Due _____

\$1,751.10

4. **If Exemption Claimed:**

a. Transfer Tax Exemption, per 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: E. Officer

Signature: _____

Capacity: _____

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

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

Print Name: The Judson Higgings Trust

Print Name: Tim and Denise Miskell

Address: 10755 SCRIPPS AVE

Address: 1141 Apache Ave

City: SAN DIEGO

City: South Lake Tahoe

State: CA Zip: 92131

State: CA Zip: 96150

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

Print Name: First American Title Insurance Company

File Number: 143-2551952 NF/ NF

Address: 1663 US Highway 395, Suite 101

City: Minden

State: NV Zip: 89423

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