

DOUGLAS COUNTY, NV **2019-925747**
RPTT:\$2772.90 Rec:\$35.00
\$2,807.90 Pgs=3 **02/14/2019 10:22 AM**
SIGNATURE TITLE - ZEPHYR COVE
KAREN ELLISON, RECORDER

APN: 1318-15-311-025

**RECORDING REQUESTED BY:
SIGNATURE TITLE COMPANY, LLC
212 ELKS POINT RD, STE 445
P.O. BOX 10297
ZEPHYR COVE, NV 89448**

**MAIL RECORDABLE DOCS AND
TAX STATEMENTS TO:
CHRISTOPHER B LARSON
PO BOX 2582
STATELINE, NV 89448**

ESCROW NO: 11000478-JML

RPTT \$2772.90

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Michael J. Roeser and Terri Steik Roeser 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:


Christopher B. Larson and Lauren E. Larson, husband and wife as joint tenants with right of survivorship

all that real property situated in the Unincorporated Area of Zephyr Cove, County of Douglas, State of Nevada, described as follows:

See Exhibit A attached hereto and made a part hereof.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.


Michael J. Roeser


Terri Steik Roeser

STATE OF NEVADA } ss:
COUNTY OF DOUGLAS

This instrument was acknowledged before me on FEBRUARY 11 2019

by MICHAEL J. ROESER & TERRI STEIK ROESER


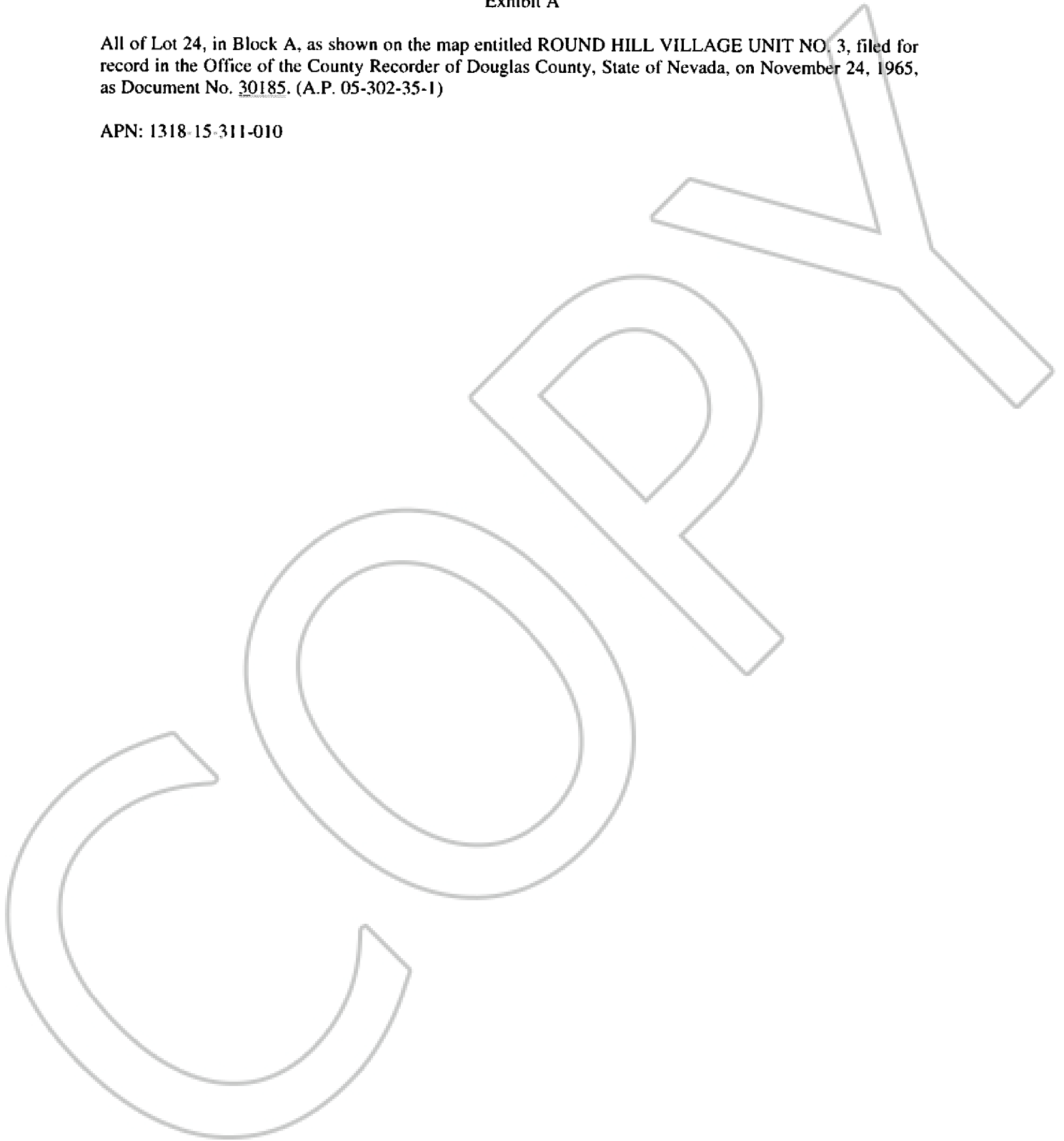

Notary Public (seal)



Exhibit A

All of Lot 24, in Block A, as shown on the map entitled ROUND HILL VILLAGE UNIT NO. 3, filed for record in the Office of the County Recorder of Douglas County, State of Nevada, on November 24, 1965, as Document No. 30185. (A.P. 05-302-35-1)

APN: 1318-15-311-010



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 1318-15-311-025
- 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
- Other

FOR RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sales Price of Property:

\$711,000.00

Deed in Lieu of Foreclosure Only (value of property) (_____)

Transfer Tax Value \$711,000.00

Real Property Transfer Tax Due: \$ 2,772.90

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 [Signature] Capacity Grantor

Signature _____ Capacity Grantee

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(Required)

(Required)

Print Name: Michael J. Roeser

Print Name: Christopher B. Larson

Address: PO Box 1007

Address: PO Box 2582

Zephyr Cove, NV 89448

Stateline, NV 89449

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

Print Name: Signature Title Company LLC Escrow #: 11000478-JML

Address: 212 Elks Point Road, Suite 445, PO Box 10297

Zephyr Cove, NV 89448

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED