

DOUGLAS COUNTY, NV  
RPTT:\$1462.50 Rec:\$35.00  
\$1,497.50 Pgs=3  
TICOR TITLE - GARDNERVILLE  
KAREN ELLISON, RECORDER

**2019-926594**

**03/12/2019 12:16 PM**

WHEN RECORDED MAIL TO:  
Donald Ritchey  
780 W A Street  
Dixon, CA 95620

MAIL TAX STATEMENTS TO:  
Donald Ritchey  
780 W A Street  
Dixon, CA 95620

Escrow No. 1900527-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.: 1220-16-610-034  
R.P.T.T. \$1,462.50

SPACE ABOVE FOR RECORDER'S USE ONLY

### **GRANT, BARGAIN, SALE DEED**

**THIS INDENTURE WITNESSETH: That AR Investments, LLC, a Nevada Limited Liability Company**

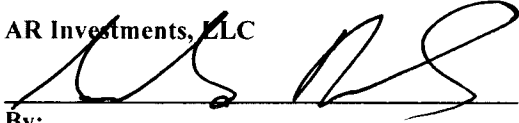
**FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Donald Ritchey and Helen Ritchey, Husband and Wife, as joint tenants**

**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.**

AR Investments, LLC



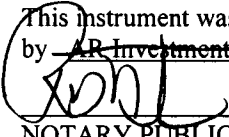
By:  
Armando Reyes

STATE OF NEVADA  
COUNTY OF DOUGLAS

} ss:

3/7/19

This instrument was acknowledged before me on ,  
by ~~AR Investments, LLC~~ Armando Reyes



NOTARY PUBLIC



COOPER

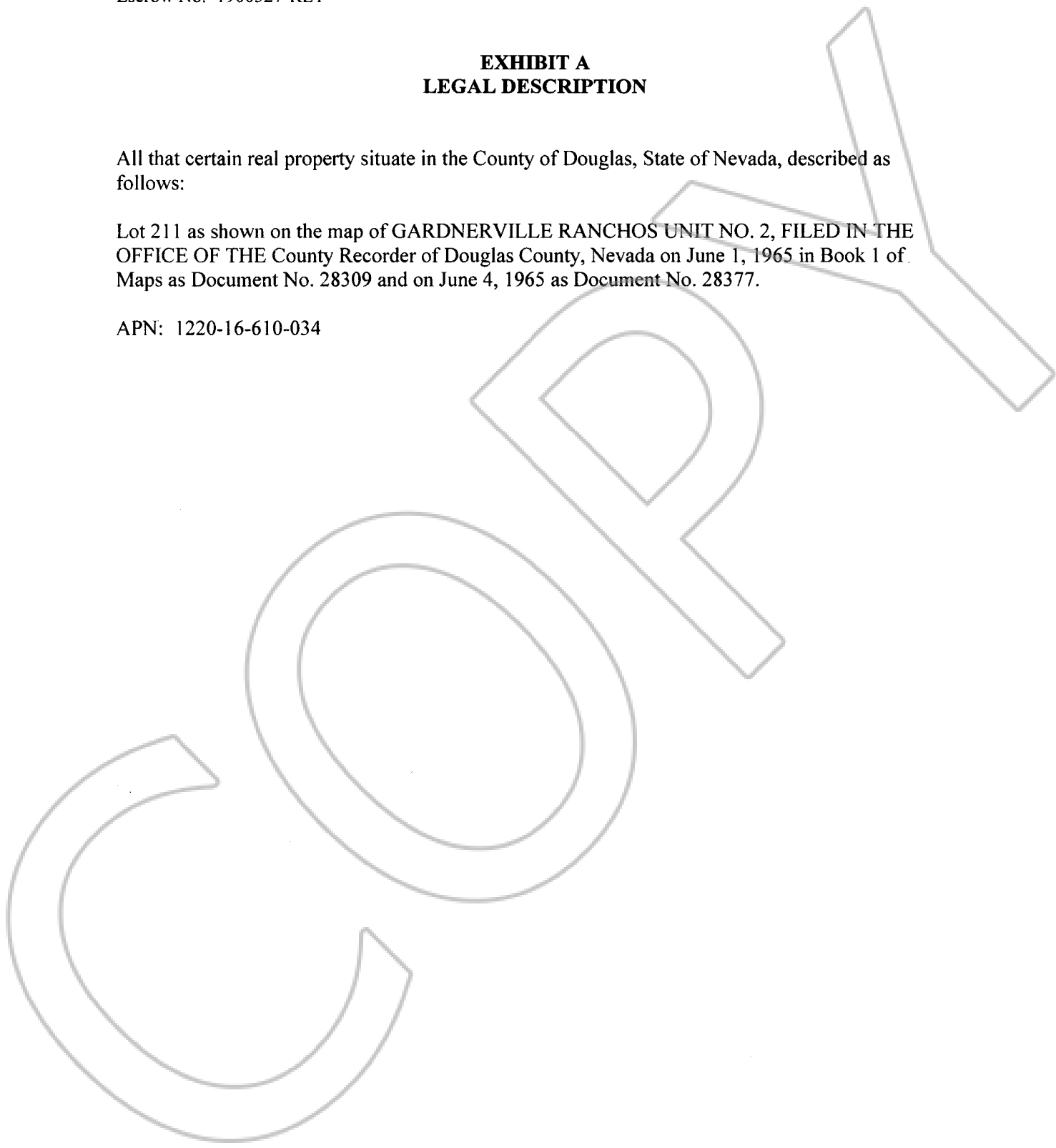
Escrow No. 1900527-RLT

**EXHIBIT A  
LEGAL DESCRIPTION**

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

Lot 211 as shown on the map of GARDNERVILLE RANCHOS UNIT NO. 2, FILED IN THE OFFICE OF THE County Recorder of Douglas County, Nevada on June 1, 1965 in Book 1 of Maps as Document No. 28309 and on June 4, 1965 as Document No. 28377.

APN: 1220-16-610-034



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a. 1220-16-610-034  
 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 \_\_\_\_\_

|  |            |
|--|------------|
| <b>FOR RECORDERS OPTIONAL USE ONLY</b> |            |
| Book _____                             | Page _____ |
| Date of Recording: _____               |            |
| Notes: _____                           |            |

3. a. Total Value/Sales Price of Property: \$ 375,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_  
 c. Transfer Tax Value \$ 375,000.00  
 d. Real Property Transfer Tax Due: \$ 1,462.50

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]  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION  
(REQUIRED)**  
 Print Name: AR Investments, LLC  
 Address: P.O Box 6171  
 City: Gardnerville  
 State: NV Zip: 89460

**BUYER (GRANTEE) INFORMATION  
(REQUIRED)**  
 Print Name: Donald Ritchey + Helen Ritchey  
 Address: 780 W A Street  
 City: Dixon  
 State: CA Zip: 95620

**COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)**  
 Print Name: Ticor Title of Nevada, Inc. Escrow No.: 01900527-020-RLT  
 Address: 1483 Highway 395 N, Suite B  
 City, State, Zip: Gardnerville, NV 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED