

A.P.N.: 1220-04-112-018  
File No: 143-2561709 (mk)  
R.P.T.T.: \$448.50

When Recorded Mail To: Mail Tax Statements To:  
Roy H. Cratty and Carol J. Cratty, as Trustees of the Cratty  
Living Trust dated  
1278 Kingslane Court  
Gardnerville, NV 89410

***GRANT, BARGAIN and SALE DEED***

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

Dennis Koepnick and Patricia Koepnick, who acquired title as Trish Koepnick, Husband  
and Wife, as joint tenants

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

Roy H. Cratty and Carol J. Cratty, as Trustees of the Cratty Living Trust dated 8/17/2018

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

**LOT 45, AS SHOWN ON THE MAP OF KINGSLANE UNIT NO. 2, FILED IN THE OFFICE  
OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON  
DECEMBER 20, 1971, AS DOCUMENT NO. 55958.**

*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.

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.

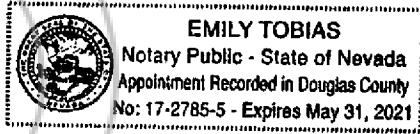
Date: 03/25/2019

*Dennis Koepnick*  
Dennis Koepnick  
*Patricia Koepnick*  
Patricia Koepnick

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

This instrument was acknowledged before me on 4.3.19 by  
**Dennis Koepnick and Patricia Koepnick.**

*Emily Tobias*  
Notary Public  
(My commission expires: 5/31/21 )



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **March 25, 2019** under Escrow No. **143-2561709**.

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1220-04-112-018
- 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: \$115,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )
- c) Transfer Tax Value: \$115,000.00
- d) Real Property Transfer Tax Due \$448.50

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]  
Signature: \_\_\_\_\_

Capacity: agent  
Capacity: \_\_\_\_\_

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

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

Print Name: Dennis Koepnick and Patricia Koepnick  
Address: 1150 Waterloo Lane  
City: Gardnerville  
State: NV Zip: 89410

Print Name: Roy H. Cratty and Carol J. Cratty, as Trustees of the Cratty Living Trust dated  
Address: 1278 Kingslane Court  
City: Gardnerville  
State: NV Zip: 89410

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

Print Name: First American Title Insurance Company  
Address: 1663 US Highway 395, Suite 101  
City: Minden

File Number: 143-2561709 mk/ mk  
State: NV Zip: 89423

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