

DOUGLAS COUNTY, NV

2019-930054

RPTT:\$370.50 Rec:\$35.00

\$405.50 Pgs=3

06/07/2019 01:43 PM

TICOR TITLE - GARDNERVILLE

KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO:
Bryan Mikulaco
PO Box 236
Minden, NV 89423

MAIL TAX STATEMENTS TO:
Bryan Mikulaco
Same as above

Escrow No. 1902466-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.: 1121-35-001-003
R.P.T.T. \$ 370.50

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

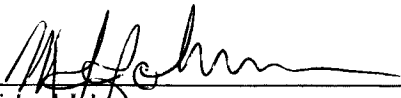
THIS INDENTURE WITNESSETH: That Michael Johnen and Barbara Kim Johnen, Husband and Wife, as Joint Tenants with Right of Survivorship

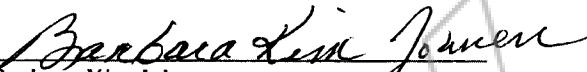
FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Bryan Mikulaco, a single man

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.

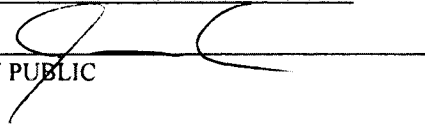

Michael Johnen

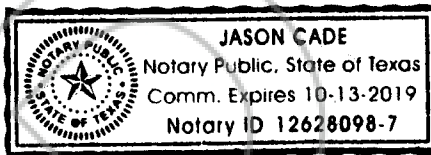

Barbara Kim Johnen

STATE OF ~~NEVADA~~ ^{TX} TEXAS
COUNTY OF ~~DOUGLAS~~ ALASCOSA

} ss:
5th June 2019

This instrument was acknowledged before me on,
by Michael Johnen and Barbara Kim Johnen


NOTARY PUBLIC





Escrow No. 1902466-RLT

**EXHIBIT A
LEGAL DESCRIPTION**

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

Being a portion of the Northeast quarter of the Northwest quarter of Section 35, Township 11 North, Range 21 East, M. D. B. & M., further described as follows:

Parcel B as set forth on Parcel Map for D. Melvin and D. Struthers, filed for record in the Office of the County Recorder, Douglas County, State of Nevada, on February 14, 1980 in Book 280, Page 779, Document No. 41507.

TOGETHER WITH: the right of ingress and egress over and across the existing road as shown on the Official Map of Spring Valley Ranchos Subdivision, Douglas County, State of Nevada, Recorded December 6, 1967, Document No 39423, and as amended October 8, 1968, as Document No. 42547.

APN: 1121-35-001-003

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a. 1121-35-001-003
 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 ONLY | |
|---------------------------------|------------|
| Book _____ | Page _____ |
| Date of Recording: _____ | |
| Notes: _____ | |

3. a. Total Value/Sales Price of Property: \$ 95,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) \$ _____
 c. Transfer Tax Value \$ 95,000.00
 d. Real Property Transfer Tax Due: \$ 370.50

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 Grantor
 ✓ Signature [Signature] Capacity Grantor

| SELLER (GRANTOR) INFORMATION (REQUIRED) | BUYER (GRANTEE) INFORMATION (REQUIRED) |
|--|---|
| Print Name: <u>Michael Johnen & Barbara Kim Johnen</u> | Print Name: <u>Bryan Mikulaco</u> |
| Address: <u>1707 Crooked Creek Dr.</u> | Address: <u>10306 236</u> |
| City: <u>Pleasanton</u> | City: <u>Minden</u> |
| State/Zip: <u>NV 89064</u> | State/Zip: <u>NV 89403</u> |

COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)
 Print Name: Ticor Title of Nevada, Inc. Escrow No.: 01902466-020-RLT
 Address: 1483 US Highway 395 N, Suite B
 City, State, Zip: Gardnerville, NV 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED