

DOUGLAS COUNTY, NV

2019-931049

RPTT:\$1072.50 Rec:\$35.00

\$1,107.50 Pgs=3

06/27/2019 03:39 PM

DRIGGS TITLE AGENCY INC. - NEVADA

KAREN ELLISON, RECORDER

APN: 1220-16-210-052

RECORDING REQUESTED BY
DRIGGS TITLE AGENCY, INC.
WHEN RECORDED RETURN TO AND
MAIL TAX BILL TO:

Ethan T. Reddick
1282 Bolivia Way
Gardnerville, NV 89460

Escrow No. 19-04-117570RA

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH:

That Aaron Michael Grove, a married man who acquired title as Aaron Michael Grove, a single man

FOR A VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, does hereby
Grant, Bargain, Sell and Convey to

Ethan T. Reddick, a single man

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

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF FOR
LEGAL DESCRIPTION.

SUBJECT TO:

1. Taxes paid current, rights of way, reservations, restrictions, easements and conditions
of record.

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

WITNESS my hand this 22 day of June, 2019.



Aaron Michael Grove

State of NEVADA }
Washoe } SS:
County of ~~DOUGLAS~~ }

On June 22, 2019, before me the undersigned Notary Public, personally appeared Aaron Michael Grove, known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Tara Johnson

My Commission Expires: June 5, 2022

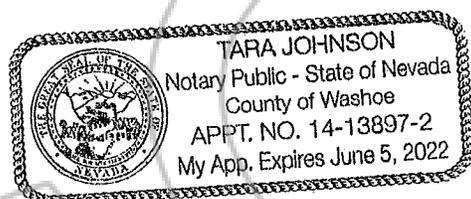
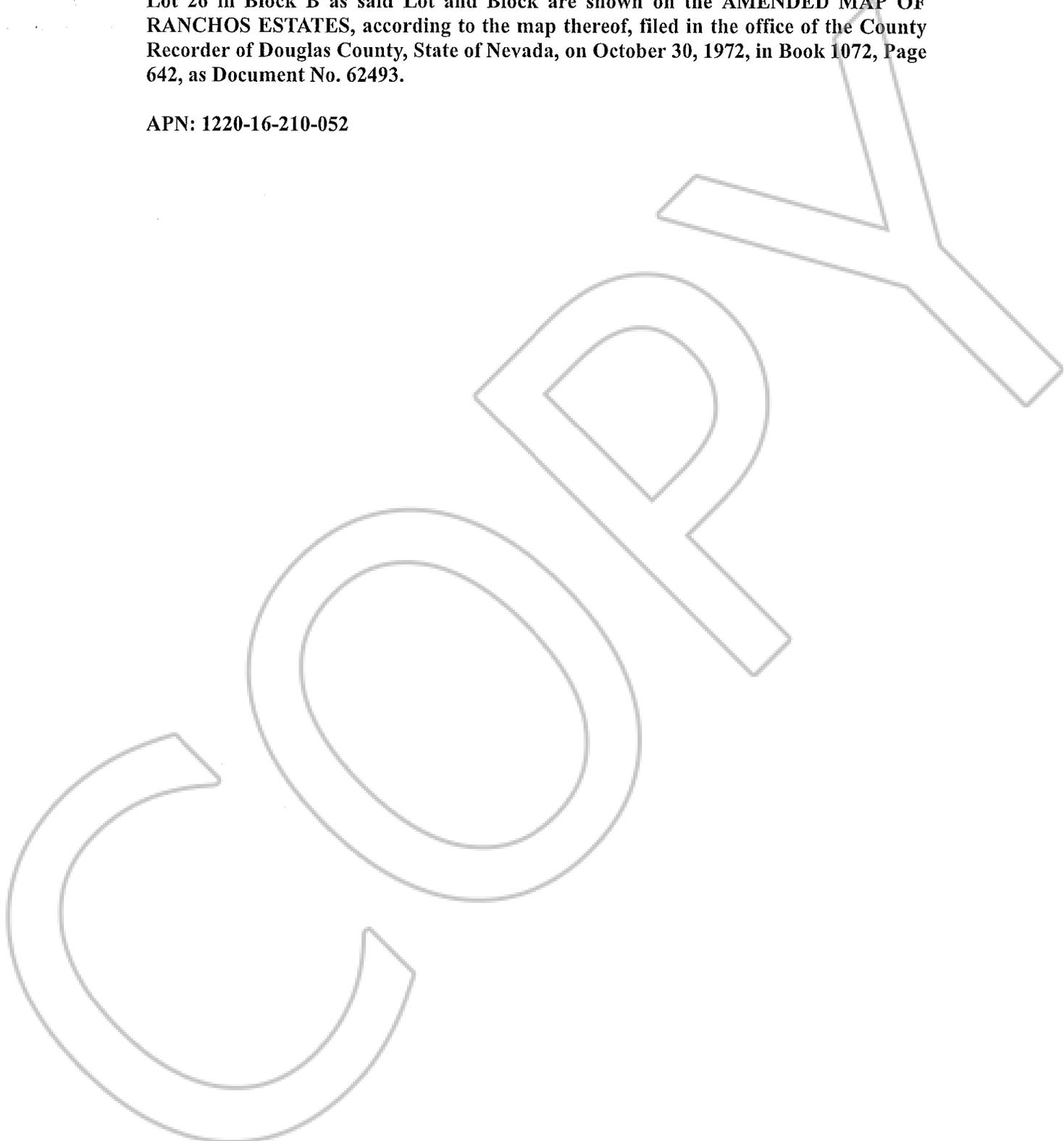


EXHIBIT "A"

Lot 26 in Block B as said Lot and Block are shown on the AMENDED MAP OF RANCHOS ESTATES, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on October 30, 1972, in Book 1072, Page 642, as Document No. 62493.

APN: 1220-16-210-052



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s):

- a) 1220-16-210-052
- b) _____
- b) _____
- b) _____

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 RECORDERS OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3. a) **Total Value/Sales Price of Property:** 275,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) \$.00
- c) Transfer Tax Value: \$ 275,000.00
- d) Real Property Transfer Tax Due: \$ 1,072.50

4. If Exemption Claimed:

- a) Transfer Tax Exemption, per NRS 375.090, Section: _____
- b) Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: 100 %

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.

X Signature:  Capacity: Grantor

Signature:  Capacity: Grantee Agent

SELLER (GRANTOR) INFORMATION

Print Name: Aaron M Grove
 Address: 1871 Eden Lakes Ct
 City/State/Zip: Reno, NV 89508

BUYER (GRANTEE) INFORMATION

Print Name: Ethan T. Reddick
 Address: 1282 Bolivia Way
 City/State/Zip: Gardnerville, NV 89460

COMPANY/PERSON REQUESTING RECORDING

Driggs Title Agency, Inc.
 5520 Kietzke Lane #110
 Reno, NV 89511

Escrow No. 19-04-117570RA

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED