

A.P.N.: 1220-31-001-014
File No: 46001-1622852-19 (rc)
R.P.T.T.: \$7,020.00

DOUGLAS COUNTY, NV
RPTT:\$7020.00 Rec:\$35.00
\$7,055.00 Pgs=3
2019-931488
07/09/2019 09:04 AM
NORTH AMERICAN TITLE NV RENO
KAREN ELLISON, RECORDER

When Recorded Mail To: Mail Tax Statements To:
Grantee
921 Fairview Lane
Gardnerville, NV 89460

GRANT, BARGAIN and SALE DEED

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

Louis K. Rabidoux and Beverly B. Rabidoux, trustees of the Louis Rabidoux and Beverly B. Rabidoux Revocable Trust dated April 13, 2004

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

Kenneth Fuller and Pamela Fuller, husband and wife as joint tenants

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

PARCEL 1:

PARCEL 3A OF PARCEL MAP LDA 001-080 FOR WAYNE AND DEBRA PROUTY AND PALMER AND BARBARA KNAPP, FILED FOR RECORD WITH THE DOUGLAS COUNTY RECORDER ON MAY 1, 2002 IN BOOK 0502, OF OFFICIAL RECORDS, PAGE 14, AS DOCUMENT NO. 541118.

PARCEL 2:

A PRIVATE ACCESS EASEMENT AS SET FORTH IN A RECIPROCAL EASEMENT RECORDED MAY 13, 2005, IN BOOK 505, OF OFFICIAL RECORDS, PAGE 6212, AS DOCUMENT NO. 644354.

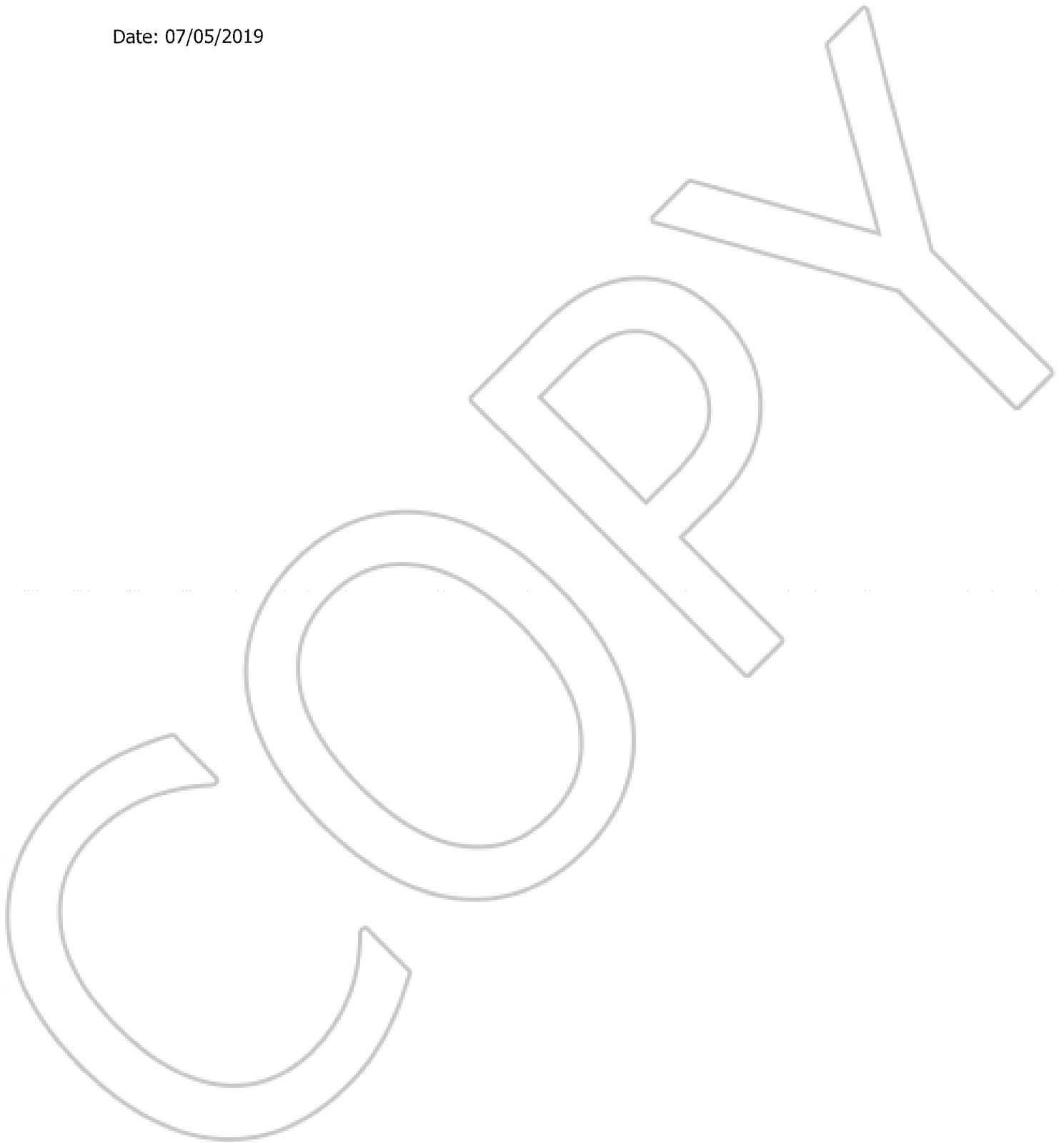
TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

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: 07/05/2019



Louis Rabidoux and Beverly B. Rabidoux
Revocable Trust dated April 13, 2004

Louis K Rabidoux

Louis Rabidoux, Trustee

Beverly B Rabidoux

Beverly B. Rabidoux, Trustee


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

This instrument was acknowledged before me on July 5, 2019 by **Louis K. Rabidoux and Beverly B. Rabidoux, trustees of the Louis Rabidoux and Beverly B. Rabidoux Revocable Trust dated April 13, 2004.** *JF*

J Ferrell

Notary Public

(My commission expires: *6-7-2021*)

 **J. FERRELL**
Notary Public - State of Nevada
Appointment Recorded in Douglas County
No: 13-11428-5 - Expires June 7, 2021

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **July 05, 2019** under Escrow No. **46001-1622852-19.**

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 1220-31-001-014
 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: \$1,800,000.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$1,800,000.00
 d) Real Property Transfer Tax Due \$7,020.00

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: *Louis K. Rabidoux*
 Signature: *Beverly B. Rabidoux*

Capacity: GRANTOR
 Capacity: ESCROW

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

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

Louis K. Rabidoux and Beverly B. Rabidoux, trustees of the Louis Rabidoux and Beverly B. Rabidoux Revocable Trust dated April 13,

Kenneth Fuller and Pamela

Print Name: 2004
 Address: 1585 Star way
 City: Reno NV
 State: NV Zip: 89571

Print Name: Fuller
 Address: 921 Fairview Lane
 City: Gardnerville
 State: NV Zip: 89460

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

Print Name: North American Title Company File Number: 46001-1622852-19 rc/ np
 Address: 520 Hammill Lane
 City: Reno State: NV Zip: 89511

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