

A.P.N.: 1221-09-002-001  
File No: 143-2565906 (mk)  
R.P.T.T.: \$865.80

When Recorded Mail To: Mail Tax Statements To:  
Cody Cameron Peterson and Hayley Mae Peterson  
2416 Mt Como Rd  
Gardnerville, NV 89401

**GRANT, BARGAIN and SALE DEED**

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

John B. Hicks and Gloria J. Hicks, husband and wife as joint tenants

do(es) hereby GRANT, BARGAIN and SELL to

Hayley Mae Peterson and Cody Cameron Peterson, wife and husband as joint tenants with right of survivorship and Joel Osborne and Patricia Osborne, husband and wife as joint tenants with right of survivorship

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

**THAT PORTION OF SECTIONS 9, TOWNSHIP 12 NORTH, RANGE 21 EAST, M.D.B. & M., DESCRIBED AS FOLLOWS:**

**PARCEL 2-D-3 AS SET FORTH ON THAT CERTAIN PARCEL MAP #3 FOR THE JACOBSEN FAMILY TRUST, FILED FOR RECORD IN DOUGLAS COUNTY, NEVADA, ON JUNE 8, 1994, IN BOOK 694 OF OFFICIAL RECORDS, AT PAGE 1349, AS DOCUMENT NO. 339243.**

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: 05/28/2019

John B. Hicks *John B. Hicks*

Gloria J. Hicks *Gloria J. Hicks*

STATE OF **NEVADA** *Idaho* )  
COUNTY OF **DOUGLAS** *Nez Perce* ) : ss.

This instrument was acknowledged before me on 07/17/2019 by **John B. Hicks and Gloria J. Hicks.**

Amber D Mackintosh  
Notary Public  
(My commission expires: Aug 22, 2022)

AMBER D MACKINTOSH  
COMMISSION NUMBER 68298  
NOTARY PUBLIC  
State of Idaho  
My Commission Expires 08/22/2022

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **May 28, 2019** under Escrow No. **143-2565906**.

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1221-09-002-001
- 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: \$222,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )
- c) Transfer Tax Value: \$222,000.00
- d) Real Property Transfer Tax Due \$865.80

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: *John B. Hicks*  
Signature: *Gloria J. Hicks*

Capacity: *grantor*  
Capacity: *grantee*

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

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

Print Name: John B. Hicks and Gloria J. Hicks  
Address: P.O. Box 1676  
City: Santa Rosa  
State: CA Zip: 95402

Print Name: Patricia Osborne  
Address: 2416 Mt Como Rd  
City: Gardnerville  
State: NV Zip: 89401

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

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

File Number: 143-2565906 mk/ et  
State: NV Zip: 89423

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