

DOUGLAS COUNTY, NV **2019-932905**
RPTT:\$1482.00 Rec:\$35.00
\$1,517.00 Pgs=3 **08/01/2019 03:19 PM**
SIGNATURE TITLE - ZEPHYR COVE
KAREN ELLISON, RECORDER

APN: 1220-21-710-124

**RECORDING REQUESTED BY:
SIGNATURE TITLE COMPANY, LLC
212 ELKS POINT RD, STE 445
P.O. BOX 10297
ZEPHYR COVE, NV 89448**

**MAIL RECORDABLE DOCS AND
TAX STATEMENTS TO:
JAMES B. REEDER
ROBIN REEDER
658 CARMEL WAY
GARDNERVILLE, NV 89460**

ESCROW NO: 11000688-NF

RPTT \$1,482.00

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Michael J. Callaham and Ramona N. Callaham, 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:

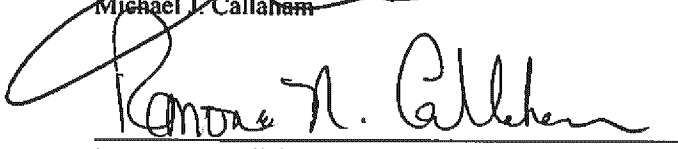
James B. Reeder and Robin Reeder, husband and wife as joint tenants with right of survivorship

all that real property situated in the City of Gardnerville, County of Douglas, State of Nevada, described as follows:

See Exhibit A attached hereto and made a part hereof.

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


Michael J. Callaham


Ramona N. Callaham

STATE OF NEVADA
COUNTY OF DOUGLAS

} SS:

This instrument was acknowledged before me on 07/25/19.

by MICHAEL J. CALLAHAM AND RAMONAN CALLAHAM


Notary Public (seal)

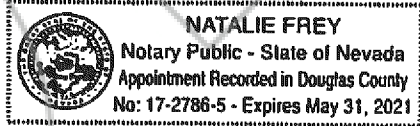
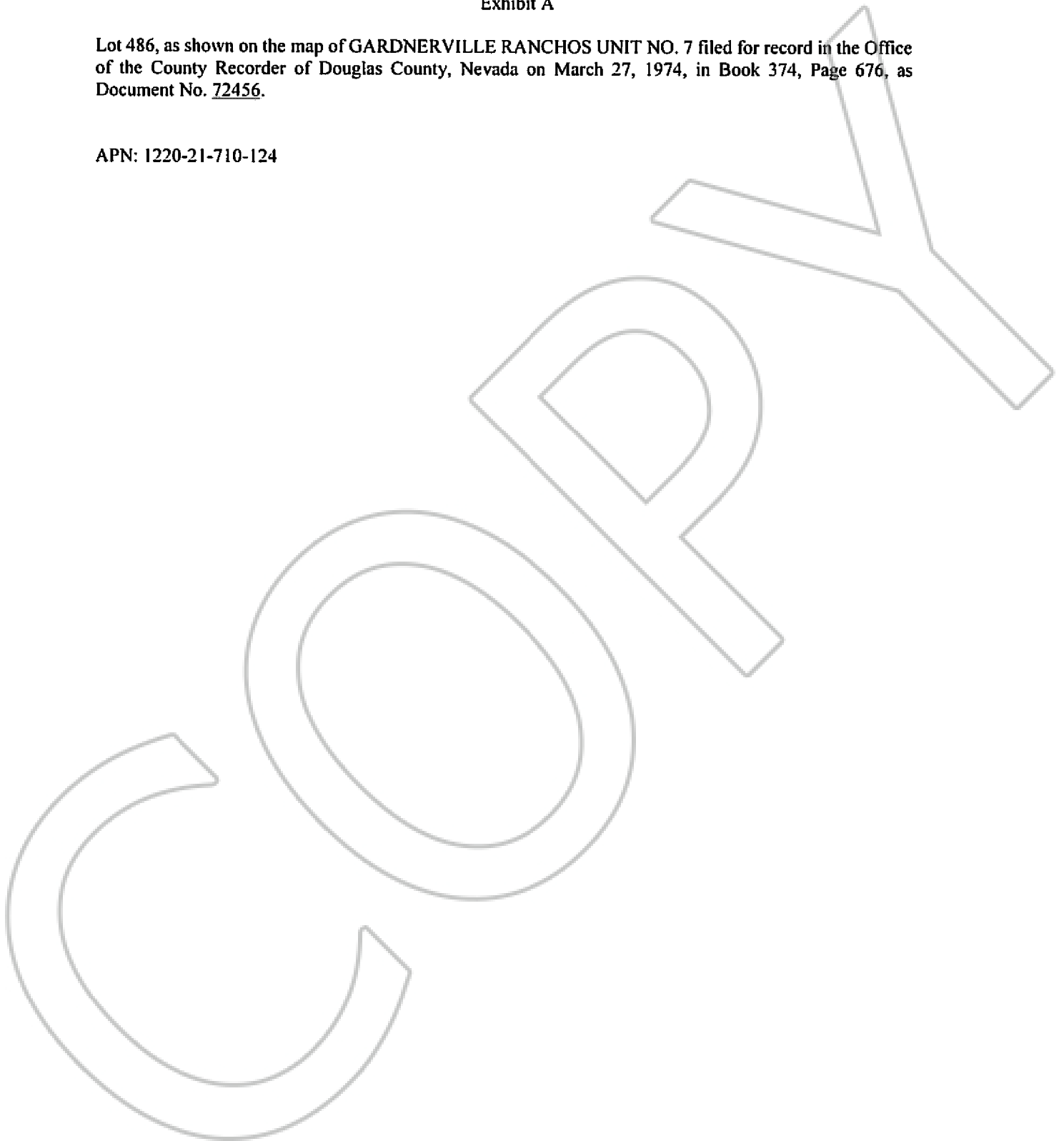


Exhibit A

Lot 486, as shown on the map of GARDNERVILLE RANCHOS UNIT NO. 7 filed for record in the Office of the County Recorder of Douglas County, Nevada on March 27, 1974, in Book 374, Page 676, as Document No. 72456.

APN: 1220-21-710-124



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 1220-21-710-124
- 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
- Other

FOR RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sales Price of Property:

\$380,000.00

Deed in Lieu of Foreclosure Only (value of property) (_____)

Transfer Tax Value \$380,000.00

Real Property Transfer Tax Due: \$1,482.00

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 *M. J. Callaham* Capacity *Officer*

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(Required)

(Required)

Print Name: Michael J. Callaham and Ramona N. Callaham

Print Name: James B. Reeder and Robin Reeder

Address: 1407 Kimmerling Rd
Gardnerville, NV 89460

Address: 658 Carmel Way
Gardnerville, NV 89460

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

Print Name: Signature Title Company LLC Escrow #: 11000688-NF

Address: 212 Elks Point Road, Suite 445, PO Box 10297
Zephyr Cove, NV 89448

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED