

A.P.N.: 1220-16-610-035
File No: 143-2567512 (mk)
R.P.T.T.: \$1,618.50

When Recorded Mail To: Mail Tax Statements To:
Donald Ritchey and Helen Ritchey
1392 Jobs Peak Drive
Gardnerville, NV 89460

GRANT, BARGAIN and SALE DEED

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

Violet Marian Etherington, a married woman, as her sole and separate property

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

Donald Ritchey and Helen Ritchey, 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:

LOT 212 AS SHOWN ON THE MAP OF GARDNERVILLE RANCHOS UNIT NO. 2 FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA ON JUNE 1, 1965 IN BOOK 1 OF MAPS AS DOCUMENT NO. 28309 AND ON JUNE 4, 1965 AS DOCUMENT NO. 28377.

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: 06/19/2019

Violet Marian Etherington
Violet Marian Etherington

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

This instrument was acknowledged before me on 8/2/19 by
Violet Marian Etherington.

Mary Kelsh

Notary Public
(My commission expires: 11-6-22)

 **MARY KELSH**
Notary Public - State of Nevada
Appointment Recorded in Douglas County
No: 98-49567-5 - Expires Nov. 06, 2022

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **June 19, 2019** under Escrow No. **143-2567512.**

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 1220-16-610-035
 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: \$415,000.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$415,000.00
 d) Real Property Transfer Tax Due \$1,618.50

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: *M. Etherington*
 Signature: _____

Capacity: agent
 Capacity: _____

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Print Name: Violet Marian Etherington
 Address: 1392 Jobs Peak Dr
 City: Gardnerville
 State: NV Zip: 89460

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: Donald Ritchey and Helen Ritchey
 Address: 1392 Jobs Peak Drive
 City: Gardnerville
 State: NV Zip: 89460

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 First American Title Insurance
 Print Name: Company File Number: 143-2567512 mk/ et
 Address: 1663 US Highway 395, Suite 101
 City: Minden State: NV Zip: 89423

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