

DOUGLAS COUNTY, NV
RPTT:\$2262.00 Rec:\$35.00
\$2,297.00 Pgs=4
TICOR TITLE - GARDNERVILLE
KAREN ELLISON, RECORDER

2019-935667

09/25/2019 01:10 PM

WHEN RECORDED MAIL TO:
Lawrence J. Ford + Kimberly J Ford
603 Stagecoach Road
Gardnerville, NV 89410

MAIL TAX STATEMENTS TO:
Same as above

Escrow No. 1904803-RLT

The undersigned hereby affirms that this document
submitted for recording does not contain the social
security number of any person or persons.
(Pursuant to NRS 239b.030)

APN No.: 1220-25-510-007
R.P.T.T. \$2,262.00

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That David Rose and Christine Rose, Husband and Wife, as
Joint Tenants

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby
Grant, Bargain, Sell and Convey to Lawrence J. Ford and Kimberley J. Ford , Husband and Wife, as
joint tenants

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

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

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

David Rose

David Rose

Christine Rose

Christine Rose

California
STATE OF NEVADA
COUNTY OF DOUGLAS Santa Clara

} ss:

This instrument was acknowledged before me on, September 23, 2019
by David Rose and Christine Rose

Corrie Hassel
NOTARY PUBLIC



COOPER

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Santa Clara

On September 23, 2019, before me, Connie Hassel,

NOTARY PUBLIC, personally appeared David Rose and Christine Rose

who 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.

I certify under PENALTY OF PERJURY under the laws of the State of CALIFORNIA that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Connie Hassel (Seal)

ADDITIONAL DOCUMENT DETAILS (Optional, Used for Document Security)

Name/Title of Document: Grant, Bargain, Sale Deed

Document Date: September 23, 2019

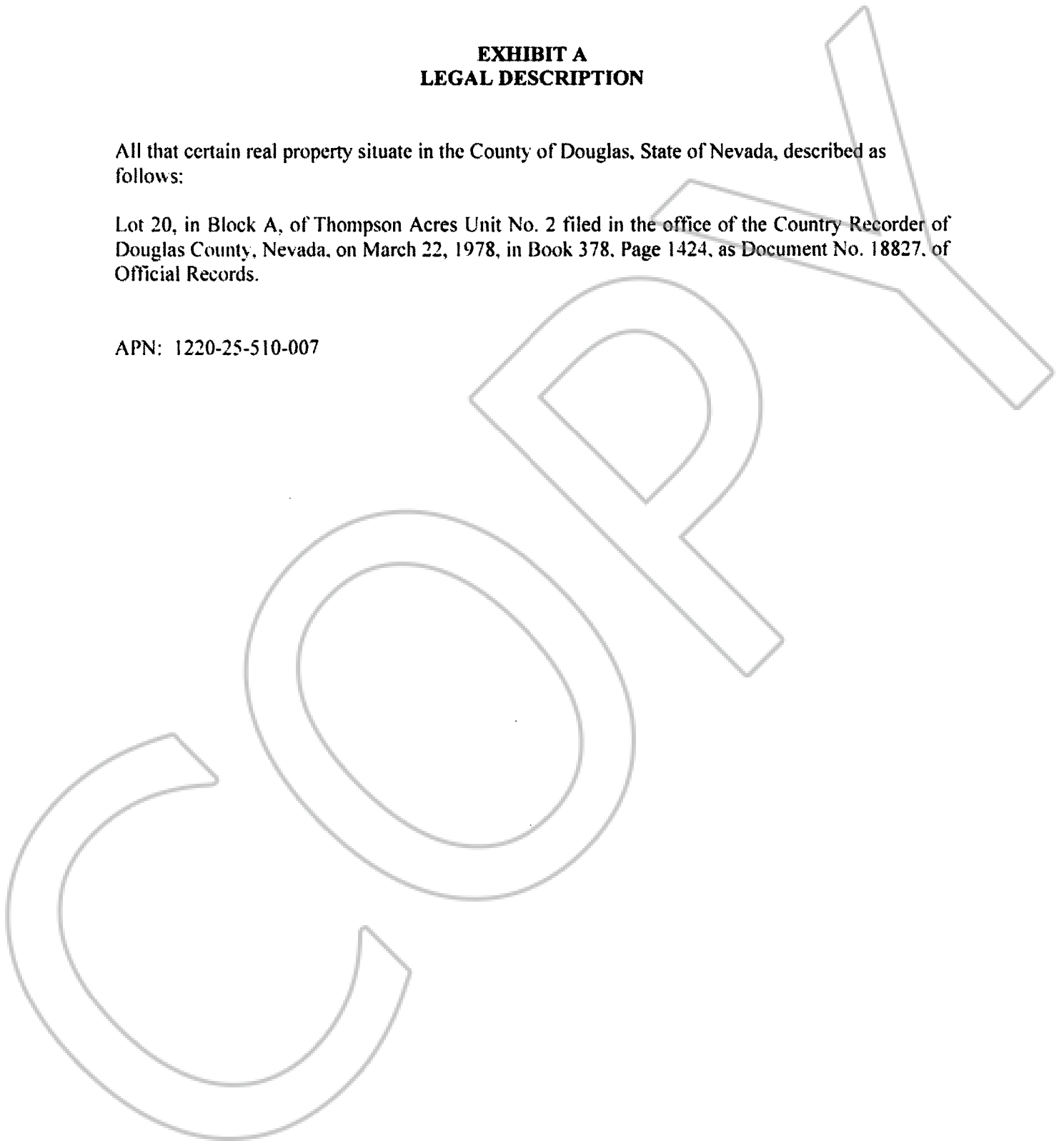
Escrow No. 1904803-RLT

**EXHIBIT A
LEGAL DESCRIPTION**

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

Lot 20, in Block A, of Thompson Acres Unit No. 2 filed in the office of the County Recorder of Douglas County, Nevada, on March 22, 1978, in Book 378, Page 1424, as Document No. 18827, of Official Records.

APN: 1220-25-510-007



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a. 1220-25-510-007
 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 ONLY
 Book _____ Page _____
 Date of Recording: _____
 Notes: _____

3. a. Total Value/Sales Price of Property: \$ 580,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) \$ _____
 c. Transfer Tax Value \$ 580,000.00
 d. Real Property Transfer Tax Due: \$ 2,262.00

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 David Rose Capacity SELLER/gate
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
 (REQUIRED)
 Print Name: David Rose + Christie Rose
 Address: 8885 El Doric Ct
 City: Gilroy
 State: CA Zip: 95020

BUYER (GRANTEE) INFORMATION
 (REQUIRED)
 Print Name: Lawrence J. Ford + Kimberley J. Ford
 Address: 603 Stagecoach Rd
 City: Gardnerville
 State: NV Zip: 89410

COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)
 Print Name: Ticor Title of Nevada, Inc. Escrow No.: 01904803-020-RLT
 Address: 1483 US Highway 395 N, Suite B
 City, State, Zip: Gardnerville, NV 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED