

DOUGLAS COUNTY, NV **2019-938747**  
RPTT:\$1345.50 Rec:\$35.00  
\$1,380.50 Pgs=3 11/25/2019 03:45 PM  
TICOR TITLE - GARDNERVILLE  
KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO:  
Michael Brandon Garden  
Camille C Garden  
1450 Mary Jo Drive  
Gardnerville, NV 89460

MAIL TAX STATEMENTS TO:  
Same as above

Escrow No. 1906257-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.: 1220-22-410-214  
R.P.T.T. \$1,345.50

SPACE ABOVE FOR RECORDER'S USE ONLY

### **GRANT, BARGAIN, SALE DEED**

**THIS INDENTURE WITNESSETH:** That Lloyd Wesley Nicoll and Patricia Lynne Nicoll, 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 Michael Brandon Garden and Camille C. Garden , 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.**

Lloyd Wesley Nicoll  
Lloyd Wesley Nicoll

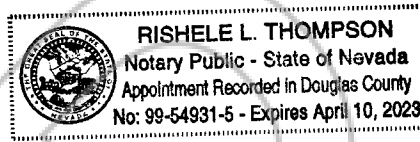
Patricia Lynne Nicoll  
Patricia Lynne Nicoll

STATE OF NEVADA  
COUNTY OF DOUGLAS

This instrument was acknowledged before me on ,  
by Lloyd Wesley Nicoll and Patricia Lynne Nicoll

} ss:  
11/25/19

\_\_\_\_\_  
NOTARY PUBLIC



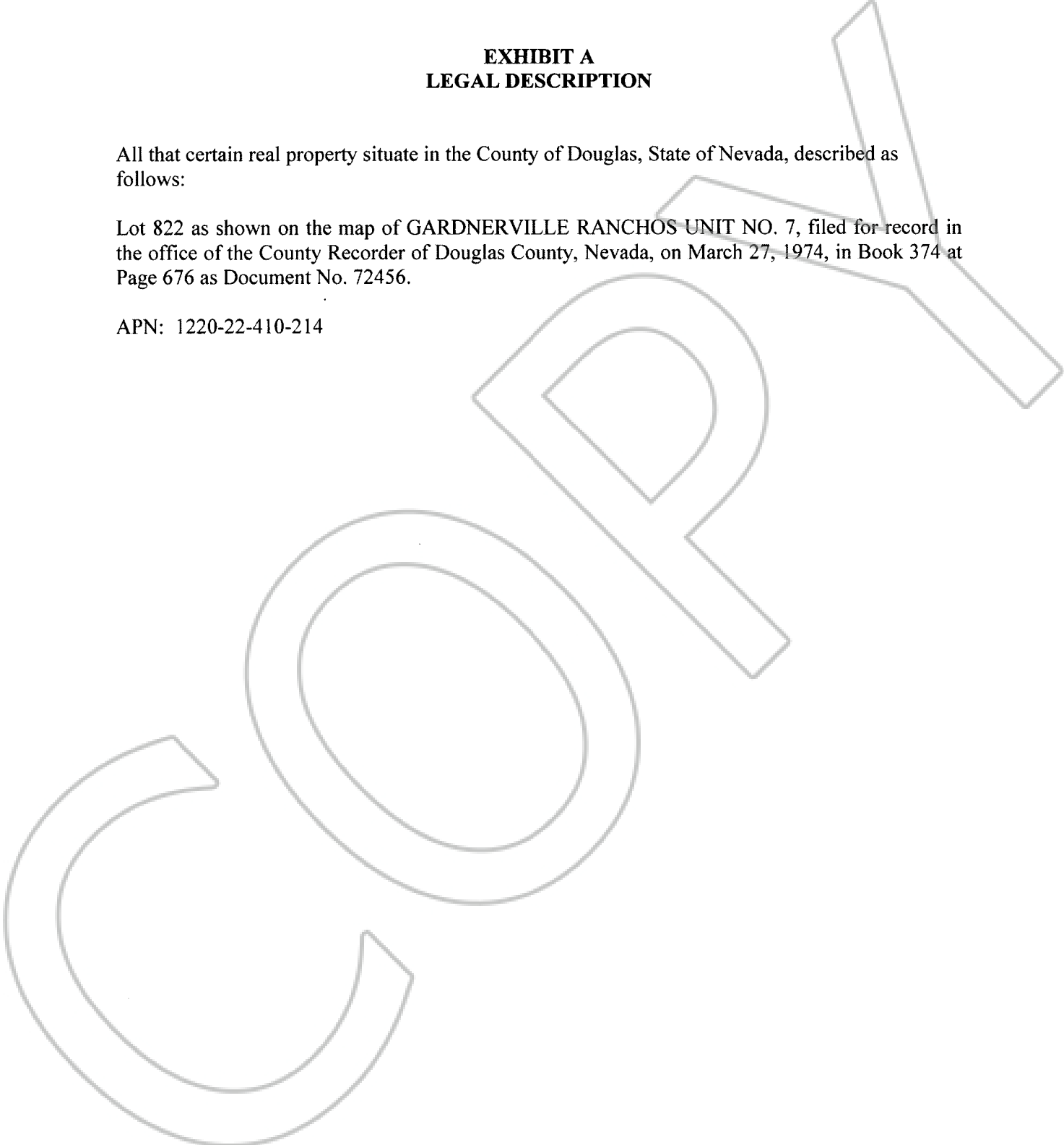
Escrow No. 1906257-RLT

**EXHIBIT A  
LEGAL DESCRIPTION**

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

Lot 822 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 at Page 676 as Document No. 72456.

APN: 1220-22-410-214



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a. 1220-22-410-214  
 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:                      \$ 345,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property)                      \$ \_\_\_\_\_  
 c. Transfer Tax Value    \$ 345,000.00  
 d. Real Property Transfer Tax Due:    \$ 1,345.50

4. **If Exemption Claimed**  
 a. Transfer Tax Exemption, per NRS 375.090, Section \_\_\_\_\_  
 b. Explain Reason for Exemption: \_\_\_\_\_

5. Partial Interest: Percentage being transferred: 100 %

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 Lloyd Wesley Nicoll Capacity Grantor  
 Signature Patricia Nicoll Capacity Grantor

**SELLER (GRANTOR) INFORMATION**  
 (REQUIRED)  
 Print Name: Lloyd Wesley Nicoll  
 Address: PO Box 2180  
 City: Gardnerville NV  
 State: NV Zip: 89410

**BUYER (GRANTEE) INFORMATION**  
 (REQUIRED)  
 Print Name: Michael Brandon Garden  
 Address: 1450 Mary Todd  
 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.: 01906257-020-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