

DOUGLAS COUNTY, NV
RPTT:\$1392.30 Rec:\$35.00
\$1,427.30 Pgs=3
TICOR TITLE - GARDNERVILLE
KAREN ELLISON, RECORDER

2019-939942

12/20/2019 10:48 AM

WHEN RECORDED MAIL TO:

Karen Vipperman
380 Genoa Lane
Minden, NV 89423

MAIL TAX STATEMENTS TO:

Karen Vipperman
380 Genoa Lane
Minden, NV 89423

Escrow No. 1906679-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.: 1320-33-310-020
R.P.T.T. \$1,392.30

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

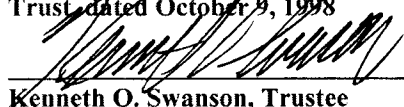
THIS INDENTURE WITNESSETH: That Kenneth O. Swanson and Lynn E. Swanson, Trustees of
The Swanson Family Living Trust, dated October 9, 1998

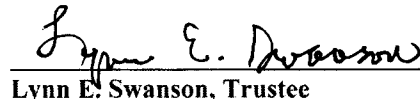
FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby
Grant, Bargain, Sell and Convey to Karen Vipperman, A married woman, as her sole and separate
property

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.**

Kenneth O. Swanson and Lynn E. Swanson,
Trustees of The Swanson Family Living
Trust, dated October 9, 1998


Kenneth O. Swanson, Trustee



Lynn E. Swanson, Trustee

STATE OF NEVADA
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on , 12/17/19
by Kenneth O. Swanson and Lynn E. Swanson, Trustees of The Swanson Family Living Trust, dated
October 9, 1998


NOTARY PUBLIC

 **RISHELE L. THOMPSON**
Notary Public - State of Nevada
Appointment Recorded in Douglas County
No: 99-54931-5 - Expires April 10, 2023



Escrow No. 1906679-RLT

**EXHIBIT A
LEGAL DESCRIPTION**

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

Lot 25 in Block O as shown on the Final Subdivision Map FSM-1006, Chichester Estates Phase 1, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on September 12, 1995, in Book 995, Page 1407, as Document No. 370215, Official Records, and amended by Certificate of Amendment, recorded March 5, 1997, in Book 397, Page 654, as Document No. 407852, Official Records, and further Amended by Certificate of Amendment, recorded July 17, 2001, in Book 701, Page 3931, as Document No. 518480, Official Records.

APN: 1320-33-310-020

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a. 1320-33-310-020
 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: \$ 357,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) \$ _____
 c. Transfer Tax Value \$ 357,000.00
 d. Real Property Transfer Tax Due: \$ 1,392.30

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 [Signature] Capacity Trustee / grantor
 Signature Lynn E Swanson Capacity Trustee

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Kenneth O. Swanson and Lynn E. Swanson, Trustees of The Swanson Family Living Trust, dated October 9, 1998
 Address: 1637 HERON GVE
 City: Gardnerville, NV
 State: Zip: NV 89410

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Karen Vipperman
 Address: 380 Geneva Lane
 City: Minden
 State: Zip: NV 89423

COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)
 Print Name: Ticor Title of Nevada, Inc. Escrow No.: 01906679-020-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