

DOUGLAS COUNTY, NV  
RPTT:\$4290.00 Rec:\$40.00  
\$4,330.00 Pgs=3  
01/31/2020 12:41 PM  
ETRCO  
KAREN ELLISON, RECORDER

APN#: 1420-30-002-005

RPTT: \$4,290.00

Recording Requested By:

Western Title Company

Escrow No.: 110949-WLD

When Recorded Mail To:

Richard Douglas Carter Johnson

2527 Aviation Way  
Minden, NV 89423

Mail Tax Statements to: (deeds only)

Same as Above

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons.  
(Per NRS 239B.030)

Signature

Wendy Dunbar

Escrow Officer

**Grant, Bargain, and Sale Deed**

This page added to provide additional information required by NRS 111.312  
(additional recording fee applies)

## GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That

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

Keith B. Serpa and Crisara R. Serpa, husband and wife as joint tenants

do(es) hereby GRANT(s) BARGAIN SELL and CONVEY to

Richard Douglas Carter Johnson, a married man as his sole and separate property

and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Minden, County of Douglas State of Nevada bounded and described as follows:

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

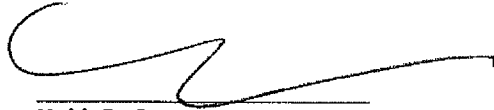
A portion of the Southeast 1/4 of the Southeast 1/4 of Section 30, Township 14 North, Range 20 East, M.D.B. & M., in the County of Douglas, State of Nevada, being more particularly described as follows:

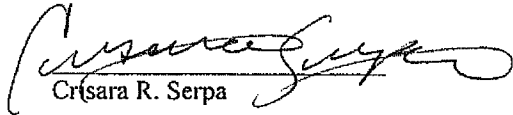
Parcel B-1 on that Record of Survey for JACK D. FERRIS, RHONDA L. FERRIS, CHRISTINE M. THIEL and GEORGE M. THIEL, filed for record in the office of the County Recorder of Douglas County, State of Nevada on July 2, 1990, in Book 790, at Page 174, as Document No. 229487, Official Records.

**Together with all water rights, surface or ground, permitted, certificated, adjudicated, or vested, as well as all seeps, springs, and other rights to water, of any nature whatsoever, appurtenant to or historically used on the property.**

TOGETHER with all tenements, hereditaments and appurtenances, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: 01/21/2020

  
Keith B. Serpa

  
Crisara R. Serpa


STATE OF NEVADA

COUNTY OF DOUGLAS

This instrument was acknowledged before me on

01/27/2020

By Keith B. Serpa and Crisara R. Serpa.

  
Notary Public



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)  
a) 1420-30-002-005

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**  
 NOTES: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

3. Total Value/Sales Price of Property: \$1,100,000.00  
 Deed in Lieu of Foreclosure Only (value of property) (  
 Transfer Tax Value: \$1,100,000.00  
 Real Property Transfer Tax Due: \$4,290.00

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

5. Partial Interest: Percentage being transferred: 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 \_\_\_\_\_ Capacity Grantor  
 Signature \_\_\_\_\_ Capacity Grantor

**SELLER (GRANTOR) INFORMATION  
(REQUIRED)**

Print Name: Keith B. Serpa and Crisara R. Serpa  
 Address: 1682 Crowne Way  
 City: Minden  
 State: NV Zip: 89423

**BUYER (GRANTEE) INFORMATION  
(REQUIRED)**

Print Name: Richard D.C. Johnson  
 Address: 8527 Aviation Way  
 City: Minden  
 State: NV Zip: 89423

**COMPANY/PERSON REQUESTING RECORDING**

(required if not the seller or buyer)

Print Name: eTRCo. LLC On behalf of Western Title Company

Esc. #: 110949-WLD

Address: Douglas Office  
1362 Highway 395, Ste. 109

City/State/Zip: Gardnerville, NV 89410

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