

DOUGLAS COUNTY, NV **2020-942543**  
RPTT:\$1517.10 Rec:\$40.00  
\$1,557.10 Pgs=3 02/21/2020 09:45 AM  
SIGNATURE TITLE - ZEPHYR COVE  
KAREN ELLISON, RECORDER

APN: 1420-28-410-008

**RECORDING REQUESTED BY:**  
SIGNATURE TITLE COMPANY LLC  
1664 US HWY 395 NORTH, SUITE 105  
MINDEN, NV 89423

**MAIL RECORDABLE DOCS AND  
Tax Statements to:**  
Amanda Rose Amar  
Paul Ryan Amar  
1242 Esther Way  
Minden, NV 89423

ESCROW NO: 44000005-NF4

RPTT \$1,517.10

**GRANT, BARGAIN, SALE DEED**

**THIS INDENTURE WITNESSETH: That Ricky Nuzum and Amber Nuzum, 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:**

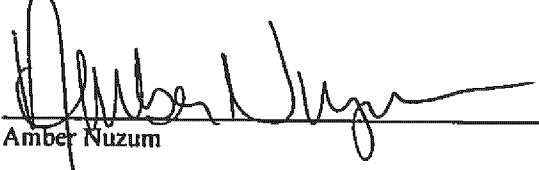
**Amanda Rose Amar and Paul Ryan Amar, wife and husband as joint tenants with right of survivorship**

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

**SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.**

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

  
\_\_\_\_\_  
Ricky Nuzum

  
\_\_\_\_\_  
Amber Nuzum

STATE OF NEVADA  
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on 02/11/2020.

by Ricky Nuzum and Amber Nuzum.

  
\_\_\_\_\_  
Notary Public (seal)



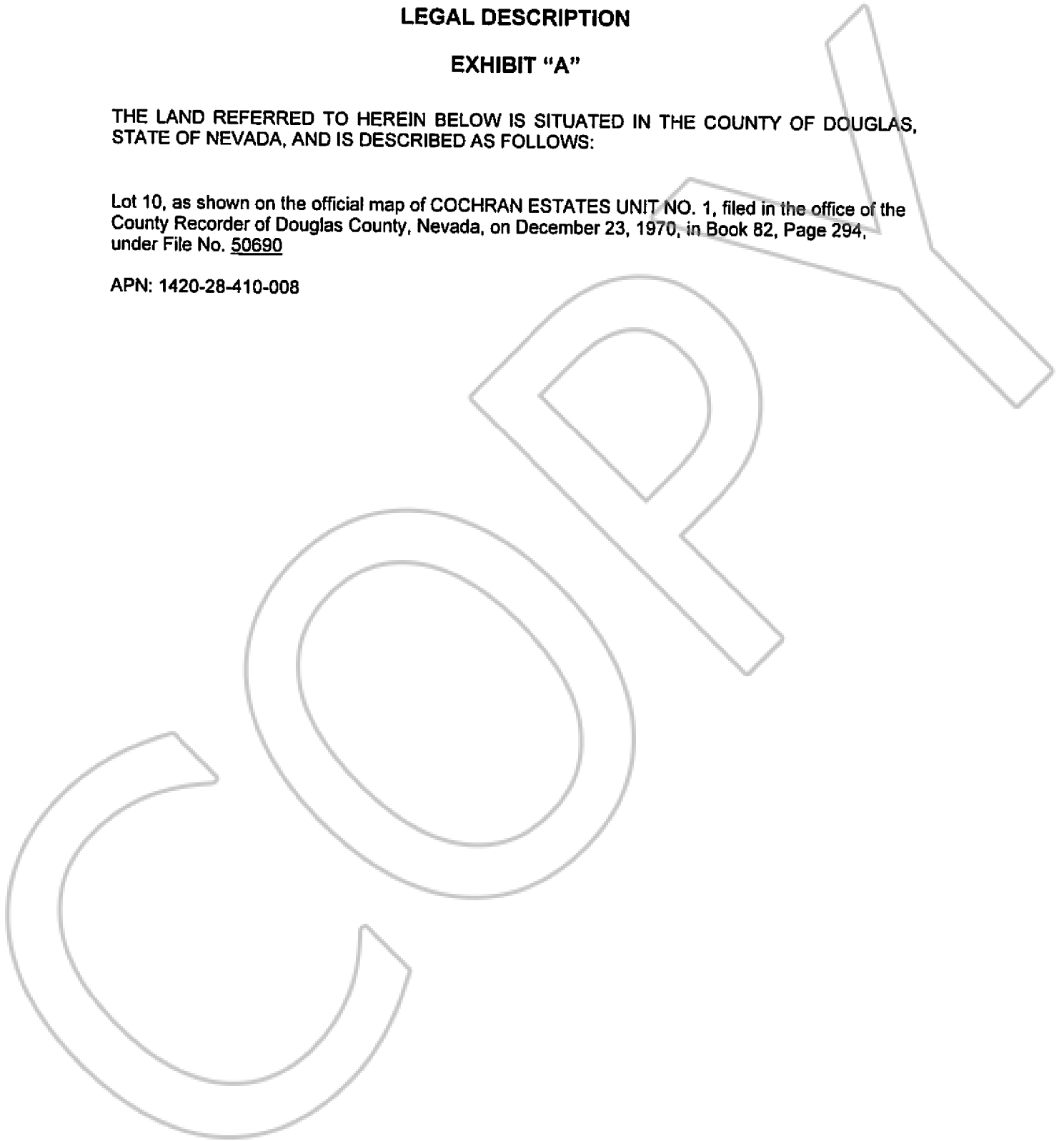
**LEGAL DESCRIPTION**

**EXHIBIT "A"**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DOUGLAS,  
STATE OF NEVADA, AND IS DESCRIBED AS FOLLOWS:

Lot 10, as shown on the official map of COCHRAN ESTATES UNIT NO. 1, filed in the office of the  
County Recorder of Douglas County, Nevada, on December 23, 1970, in Book 82, Page 294,  
under File No. 50690

APN: 1420-28-410-008



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a. 1420-28-410-008  
 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 \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
Book _____	Page _____
Date of Recording: _____	
Notes: _____	

3. a. Total Value/Sales Price of Property: \$ 389,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_  
 c. Transfer Tax Value \$ 389,000.00  
 d. Real Property Transfer Tax Due: \$ 1,517.10

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 [Handwritten Signature] Capacity Officer  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION  
(REQUIRED)**  
 Print Name: Ricky Nuzum and Amber Nuzum  
 Address: 1414 Jobs Peak Dr  
 City: Gardnerville  
 State: NV Zip: 89460

**BUYER (GRANTEE) INFORMATION  
(REQUIRED)**  
 Print Name: Amanda Rose Amar and Paul Ryan Amar  
 Address: 1242 Esther Way  
 City: Minden  
 State: NV Zip: 89423

**COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)**  
 Print Name: Signature Title Company LLC Escrow No.: 44000005-440-NF4  
 Address: 1664 US Hwy 395 North, Suite 105  
 City, State, Zip: Minden, NV 89423

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED