

DOUGLAS COUNTY, NV
RPTT:\$2554.50 Rec:\$40.00
\$2,594.50 Pgs=3
TICOR TITLE - GARDNERVILLE
KAREN ELLISON, RECORDER

2020-943483

03/13/2020 12:31 PM

WHEN RECORDED MAIL TO:
Larry John Peterson
2755 W Love Lane
Prescott, AZ 86305

MAIL TAX STATEMENTS TO:
Larry John Peterson
2755 W Love Lane
Prescott, AZ 86305

Escrow No. 1906114-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.: 1420-33-701-022
R.P.T.T. \$2,554.50

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

**THIS INDENTURE WITNESSETH: That Vicki Jean Menzer, An Unmarried Woman,
FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby
Grant, Bargain, Sell and Convey to Larry John Peterson and Catherine Ann Brummet-Peterson ,
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.**


Vicki Jean Menzer
Vicki Jean Menzer

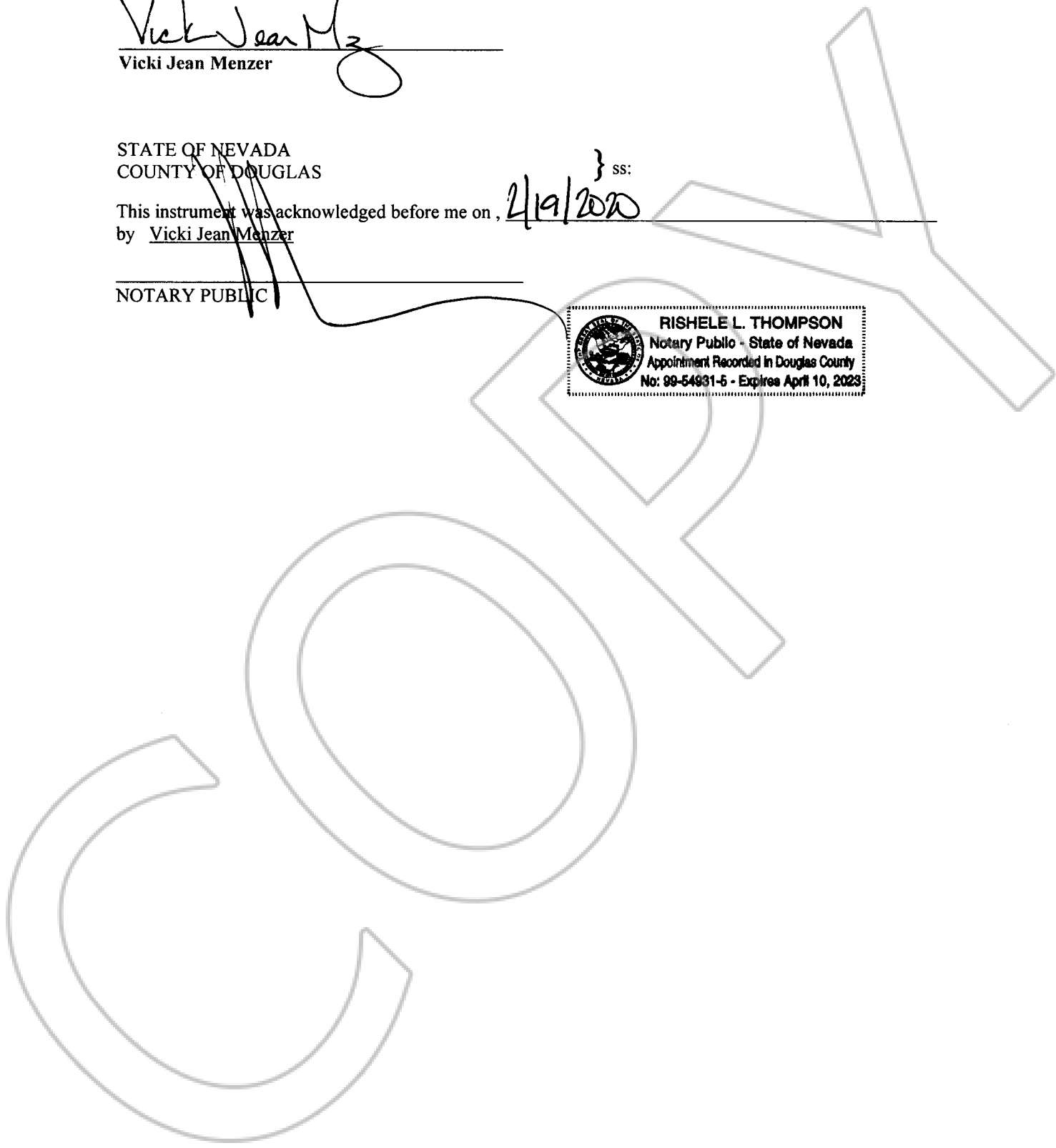
STATE OF NEVADA
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on , 2/19/2020
by Vicki Jean Menzer

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. 1906114-RLT

**EXHIBIT A
LEGAL DESCRIPTION**

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

A parcel of land located in the Northwest 1/4 of the Southeast 1/4 of Section 33, Township 14 North, Range 20 East, M.D.B.&M., according to the Official Map,

COMMENCING at the found East Quarter corner of said Section 33, proceed North 89°48'50" West, 1,636.02 feet along the quarter section line to a point;

THENCE South 0°09'10", West 1,091.09 feet to the TRUE POINT OF BEGINNING, which is the Northeast corner of the parcel;

THENCE North 89°48'50" West, 159.82 feet to the Northwest corner of the parcel;

THENCE South 0°09'10" feet West, 272.56 feet to the Southwest corner of the parcel; which lies on the centerline of Dennis Street;

THENCE South 89°48'50" East, 159.82 feet along the centerline of Dennis Street, a fifty foot wide public road, to the Southeast corner of the parcel;

THENCE North 0°09'10" East, 272.56 feet along the Easterly boundary of the parcel, to the TRUE POINT OF BEGINNING.

APN: 1420-33-701-022

Note: Book 212, Page 4292, as Document No. 797674 is provided pursuant to the requirements of Section 6.NRS 111.312.

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a. 1420-33-701-022
 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: \$ 655,000-
 b. Deed in Lieu of Foreclosure Only (value of property) \$ 655,000-
 c. Transfer Tax Value \$ _____
 d. Real Property Transfer Tax Due: \$ 7554.50

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 _____ Capacity agent
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Vicki Jean Menzer
 Address: 1526 Dawn Dr.
 City: Minden
 State: NV Zip: 89423

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Larry John Peterson & Catherine Peterson
 Address: 2755 W Love Lane
 City: Prescott
 State: AZ Zip: 86305

COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)
 Print Name: Ticor Title of Nevada, Inc. Escrow No.: 01906114-020-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