

A.P.N.: 1420-34-410-007

File No: 143-2584101 (mk)

R.P.T.T.: \$0 #3

When Recorded Mail To: Mail Tax Statements To:  
Monica R. Nichols and William E. Nichols  
2620 Kayne Avenue  
Minden, NV 89423

***GRANT, BARGAIN and SALE DEED***

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

Monica R. Nichols and William E. Nichols, husband and wife as joint tenants with right of survivorship

do(es) hereby *GRANT, BARGAIN and SELL* to

William E. Nichols and Monica R. Nichols, husband and wife as joint tenants with right of survivorship

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

**LOT 22, BLOCK 1, AS SHOWN ON THE MAP OF ARTEMISIA RESUBDIVISION, FILED IN THE OFFICE OF THE COUNTY RECORDER ON APRIL 23, 1962, AS DOCUMENT NO. 19909, OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA.**

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

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

Date: 03/18/2020

*Monica R Nichols*

Monica R. Nichols

*William E Nichols*

William E. Nichols

STATE OF **NEVADA** )  
 )  
COUNTY OF **DOUGLAS** )  
 )  
:SS.

This instrument was acknowledged before me on this:  
19 day of March, 2020

By: **Monica R. Nichols and William E. Nichols**

By: *Mary Kelsh* / Its: \_\_\_\_\_

Notary Public

(My commission expires: 11-6-22)



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1420-34-410-007
- 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	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3. a) Total Value/Sales Price of Property: \$0.00
- b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )
- c) Transfer Tax Value: \$0.00
- d) Real Property Transfer Tax Due \$0.00

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: #3
- b. Explain reason for exemption: Correcting true vesting

5. Partial Interest: Percentage being transferred: \_\_\_\_\_ %

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]  
Signature: \_\_\_\_\_

Capacity: agent  
Capacity: \_\_\_\_\_

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

Print Name: Monica R. Nichols and William E. Nichols  
Address: 2620 Kayne Avenue  
City: Minden  
State: NV Zip: 89423

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

Print Name: William E. Nichols and Monica R. Nichols  
Address: 2620 Kayne Avenue  
City: Minden  
State: NV Zip: 89423

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**

Print Name: First American Title Insurance Company File Number: 143-2584101 mk/ et  
Address 1663 US Highway 395, Suite 101  
City: Minden State: NV Zip: 89423

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