

DOUGLAS COUNTY, NV  
RPTT:\$1755.00 Rec:\$40.00  
\$1,795.00 Pgs=3  
TICOR TITLE - GARDNERVILLE  
KAREN ELLISON, RECORDER

**2020-944315**

**04/03/2020 02:37 PM**

WHEN RECORDED MAIL TO:  
Christopher Lewis Johnston  
3578 Long Drive  
Minden, NV 89423

MAIL TAX STATEMENTS TO:  
Same as above

Escrow No. 2001585-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.: 1420-08-611-015  
R.P.T.T. \$1,755.00

SPACE ABOVE FOR RECORDER'S USE ONLY

### **GRANT, BARGAIN, SALE DEED**

**THIS INDENTURE WITNESSETH: That Thomas Kevin Rauch and Melinda Ann Rauch , husband and wife, as joint tenants**

**FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Christopher Lewis Johnston, A married man, as his 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.**

Thomas Kevin Rauch  
Thomas Kevin Rauch

Melinda Ann Rauch  
Melinda Ann Rauch

STATE OF NEVADA  
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on , March 20, 2020  
by Thomas Kevin Rauch and Melinda Ann Rauch

\_\_\_\_\_  
NOTARY PUBLIC



COPY

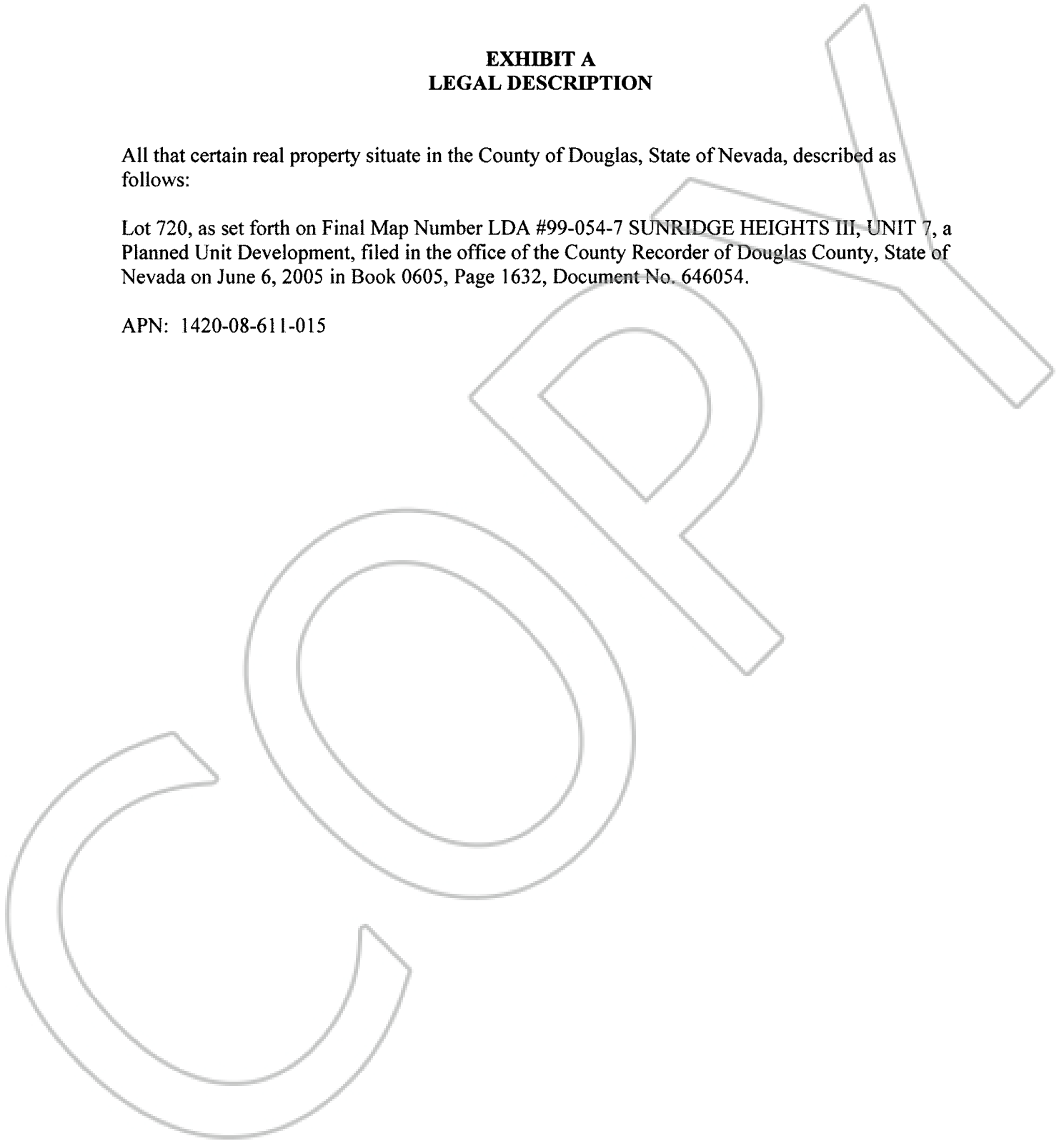
Escrow No. 2001585-RLT

**EXHIBIT A  
LEGAL DESCRIPTION**

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

Lot 720, as set forth on Final Map Number LDA #99-054-7 SUNRIDGE HEIGHTS III, UNIT 7, a Planned Unit Development, filed in the office of the County Recorder of Douglas County, State of Nevada on June 6, 2005 in Book 0605, Page 1632, Document No. 646054.

APN: 1420-08-611-015



**STATE OF NEVADA-DECLARATION OF VALUE FORM**

**1. Assessor Parcel Number(s)**

- a) 1420-08-611-015
- 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. Total Value/Sales Price of Property:**

Deed in Lieu of Foreclosure Only (value of property) \$450,000.00  
 \$ \_\_\_\_\_ )  
 Transfer Tax Value \$450,000.00  
 Real Property Transfer Tax Due: \$1,755.00

**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 Thomas Kevin Rauch Capacity grant  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**

**BUYER (GRANTEE) INFORMATION**

(REQUIRED)

(REQUIRED)

Print Name: Thomas Kevin Rauch *+Melinda Ann Rauch*  
 Address: 80394 Ave 48th #40  
Indio, CA 92201  
 City, State, Zip

Print Name: Christopher Lewis Johnston  
 Address: 3578 Long drive  
Minden, NV 89423  
 City, State Zip

**COMPANY/PERSON REQUESTING RECORDING (Required if not the Seller or Buyer)**

Print Name: Ticor Title of Nevada, Inc. Escrow #: 2001585-RLT  
 Address: 1483 US Highway 395 N, Suite B  
 City, State, Zip: Gardnerville, NV 89410