

A.P.N.: 1121-35-002-048
File No: 121-2586509 (TK)
R.P.T.T.: \$3,315.00

When Recorded Mail To: Mail Tax Statements To:
Kelly A. Holden and John M. Holden
5840 Treasure Ln
Placerville, CA 89410

GRANT, BARGAIN and SALE DEED

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

Michelle M. Van Amburg, a married woman, as her sole and separate property (who acquired title as Michelle M. Van Amburg, an unmarried woman)

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

Kelly A. Holden and John M. Holden, wife and husband as joint tenants with right of survivorship

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

THAT PORTION OF SECTION 35, TOWNSHIP 11, RANGE 21, MOUNT DIABLO BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

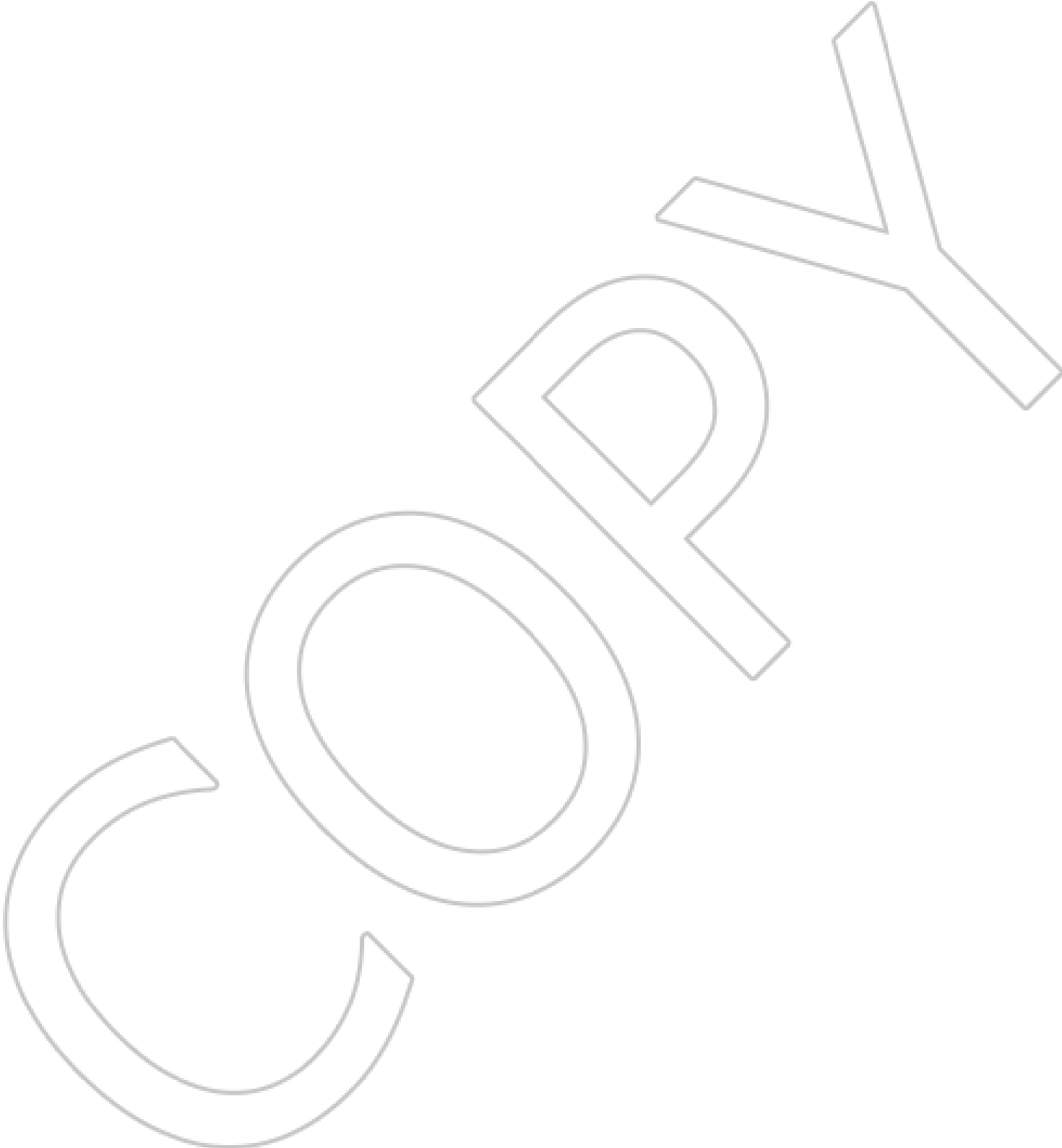
PARCEL D OF PARCEL MAP NO. 2, FILED FOR RECORD JUNE 13, 1979 IN BOOK 679 OF PARCEL MAPS AT PAGE 939, DOCUMENT NO. 33464, DOUGLAS COUNTY RECORDS, LYING WITHIN A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 11 NORTH, RANGE 21 EAST, M.D.B.&M.

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



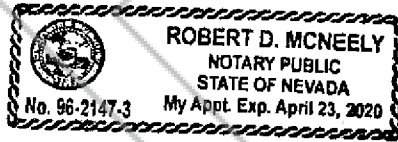
Michelle M. Van Amburg
Michelle M. Van Amburg

STATE OF **NEVADA**)
) **ss.**
COUNTY OF Douglas)

This instrument was acknowledged before me on 4/13/2020 by **Michelle M. Van Amburg.**

Robert D. McNeely

Notary Public
(My commission expires: 4/23/2020)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **March 18, 2020** under Escrow No. **121-2586509**.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 1121-35-002-048
 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: \$850,000.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$850,000.00
 d) Real Property Transfer Tax Due \$3,315.00

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 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: _____
 Signature: _____

Capacity: Escrow
 Capacity: _____

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

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

Print Name: Michelle M. Van Amburg
 Address: 6764 N. Langley Ave
 City: Clovis
 State: CA Zip: 93619

Print Name: Kelly A. Holden and John M. Holden
 Address: 5840 Treasure Ln
 City: Placerville
 State: CA Zip: 95410

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

First American Title Insurance
 Print Name: Company
 Address 5310 Kietzke Lane, Suite 100
 City: Reno

File Number: 121-2586509 TK/ TS
 State: NV Zip: 89511-2043

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