

APN: 1420-33-602-005
R.P.T.T.: \$0.00
Escrow No.: 20003061-ES
When Recorded Return To:
Ronald J. Riippi, Jr
1336 Downs Drive
Minden, NV 89423

Mail Tax Statements to:
Ronald J. Riippi, Jr
1336 Downs Drive
Minden, NV 89423

SPACE ABOVE FOR RECORDER'S USE

DEED

THIS INDENTURE WITNESSETH: That for valuable consideration, the receipt of which is hereby acknowledged, Patricia J. Riippi, spouse of the grantee herein, do(es) hereby Grant, Bargain Sell and convey to Ronald J. Riippi, Jr, A married man as his sole and separate property all that real property situate in the Town of Minden, County of Douglas, State of Nevada, described as follows:

A parcel of land situated in the South 1/2 of the Northeast 1/4 of Section 33, Township 14 North, Range 20 East, M.D.B.&M., described as follows:

Beginning at the center of Section 33, Township 14 North, Range 20 East, M.D.B.&M., where there is set a 1" iron rod, thence South 89°49' East along the East-West 1/4 Section line of said Section 33, a distance of 1192.81 feet to the true point of beginning; thence South 89°49' East, a distance of 132.00 feet to the Southeast corner of the Southwest 1/4 of the Northeast 1/4 of said Section 33, where there is set in the ground a concrete monument with a brass tag stamped R.E. 427; thence North 0°08' West, a distance of 340 feet to a point where there is set in the ground a 1/2 inch diameter steel rod; thence North 89°49' West, a distance of 132.00 feet, thence South 0°08' West, a distance of 340 feet to the point of beginning.

Excepting therefrom the southerly 30 feet as reserved by Lee Rolland Craig for roadway purposes in instrument recorded June 20, 1961, in Book 7, Page 213, as Document No. 18196 of Official Records of Douglas County, Nevada.

Together with all improvements thereon and rights, easement and appurtenances thereto belonging and specifically an easement as set forth in that certain Deed recorded January 6, 1972, as Document No. 57206 in the Office of the County Recorder of Douglas County, Nevada, of right of way for ingress and egress for all persons, vehicles, animals and other objects from the above property to Vicky Avenue, a public way, such easement being 30.00feet wide lying northerly of and adjacent to the East-West 1/4 Section line of the above mentioned Section 33.

NOTE: Said legal description appeared previously in Grant, Bargain and Sale Deed recorded May 25, 2007, in Book 507, Page 8860, as Document No. 701871, Official Records, Douglas County, Nevada.

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It is the intent of Grantor herein to divest Herself of any right, title and interest in and to the above described real property including any community property interest.

TOGETHER WITH all and singular the tenements, hereditaments and appurtenances thereunto belonging to in anywise appertaining.

SPACE BELOW FOR RECORDER

Dated this 6th day of May, 2020.

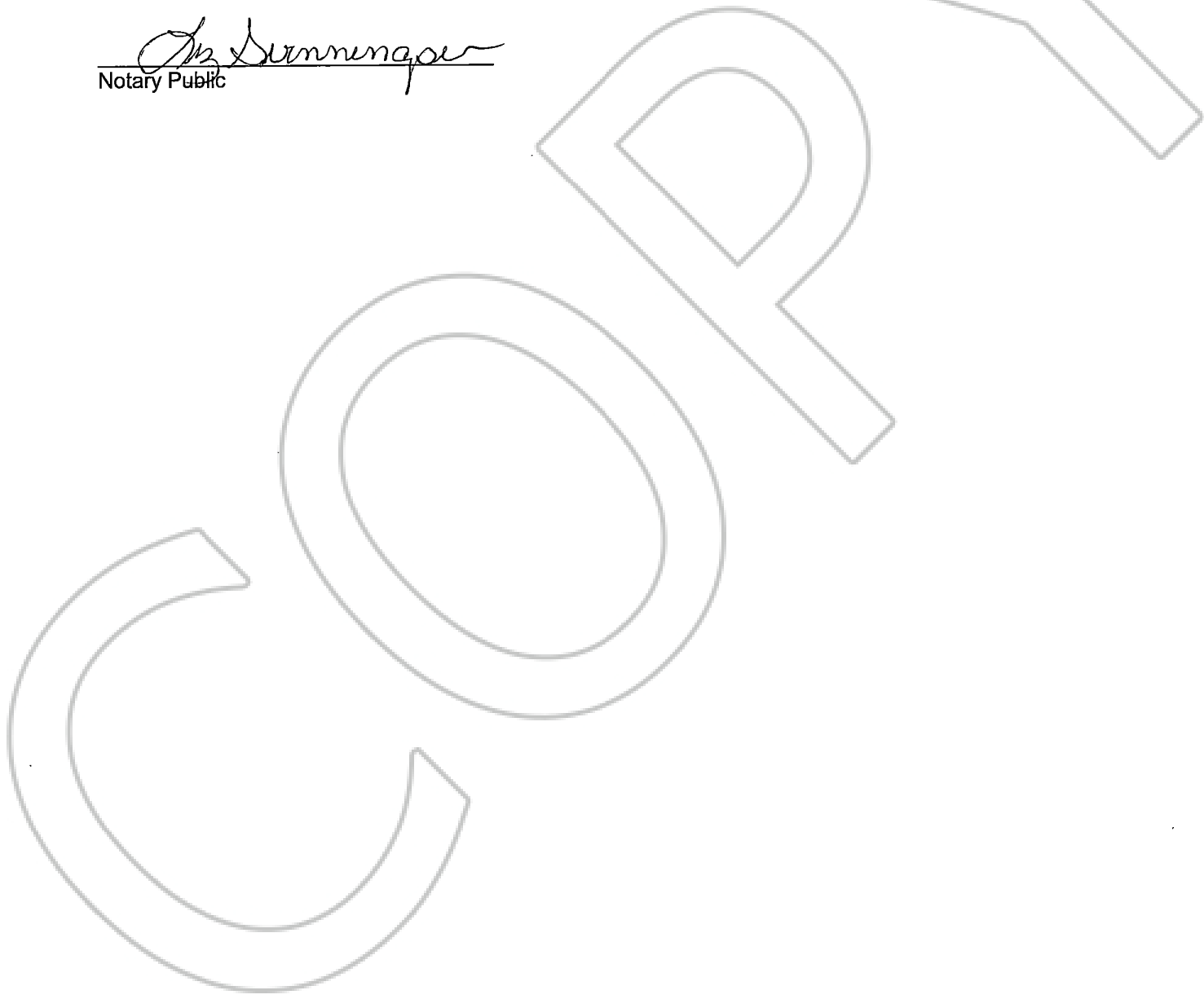
Patricia J. Riippi
Patricia J. Riippi

STATE OF NEVADA

COUNTY OF CARSON CITY

This instrument was acknowledged before me on this 6th day of May, 2020, by Patricia J. Riippi.

[Signature]
Notary Public



SPACE BELOW FOR RECORDER

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1420-33-602-005
 b) _____
 c) _____
 d) _____

2. Type of Property:
 a) Vacant Land b) Sgl. Fam. Residence
 c) Condo/Twnhse d) 2-4 Plex
 e) Apt. Bldg. f) Comm'l/Ind'l
 g) Agricultural h) Mobile Home
 Other: _____

FOR RECORDER'S OPTIONAL USE ONLY
 Document/Instrument No.: _____
 Book _____ Page _____
 Date of Recording: _____
 Notes: _____

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

4. **IF EXEMPTION CLAIMED:**
 a. Transfer Tax Exemption, per NRS 375.090, Section: 4
 b. Explain Reason for Exemption: One joint tenant to another without consideration, GBS recorded 5/28/2007 as Doc. 701871
 5. Partial Interest: Percentage Being Transferred: 100.00%

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 the 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: Patricia J. Riippi Capacity: _____ Grantor
 Signature: _____ Capacity: _____ Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: <u>Patricia J. Riippi</u>	Print Name: <u>Ronald J. Riippi, Jr</u>
Address: <u>1336 Downs Dr</u>	Address: <u>1336 Downs Drive</u>
City: <u>Minden</u>	City: <u>Minden</u>
State: <u>NV</u> Zip: <u>89423</u>	State: <u>Nevada</u> Zip: <u>89423</u>

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

Print Name: First Centennial Title Company of Nevada Esc. #: 20003061-ES
 Address: 896 W Nye Ln., Suite 104
 City: Carson City State: NV Zip: 89703