

DOUGLAS COUNTY, NV
RPTT:\$1774.50 Rec:\$40.00
\$1,814.50 Pgs=3
TICOR TITLE - GARDNERVILLE
KAREN ELLISON, RECORDER

2020-947888

06/18/2020 03:48 PM

WHEN RECORDED MAIL TO:
Lindsay Taylor Browder
1356 Guinness Way
Gardnerville, NV 89410

MAIL TAX STATEMENTS TO:
Lindsay Taylor Browder
1356 Guinness Way
Gardnerville, NV 89410

Escrow No. 2003313-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.: 1320-33-716-038
R.P.T.T. \$1,774.50

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Dennis M. Pikop and Rochele Pikop, 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 Lindsay Taylor Browder, a single woman and Donna Browder, a married woman as her sole and separate property 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.

Signature and notary acknowledgement on page two.

Dennis M. Pikop
Dennis M. Pikop

Rochele Pikop
Rochele Pikop

STATE OF NEVADA
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on, 6/11/2020
by Dennis M. Pikop and Rochele Pikop

NOTARY PUBLIC

This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow No. 02003313.

 **RISHELE L. THOMPSON**
Notary Public - State of Nevada
Appointment Recorded in Douglas County
No: 99-54931-5 - Expires April 10, 2023

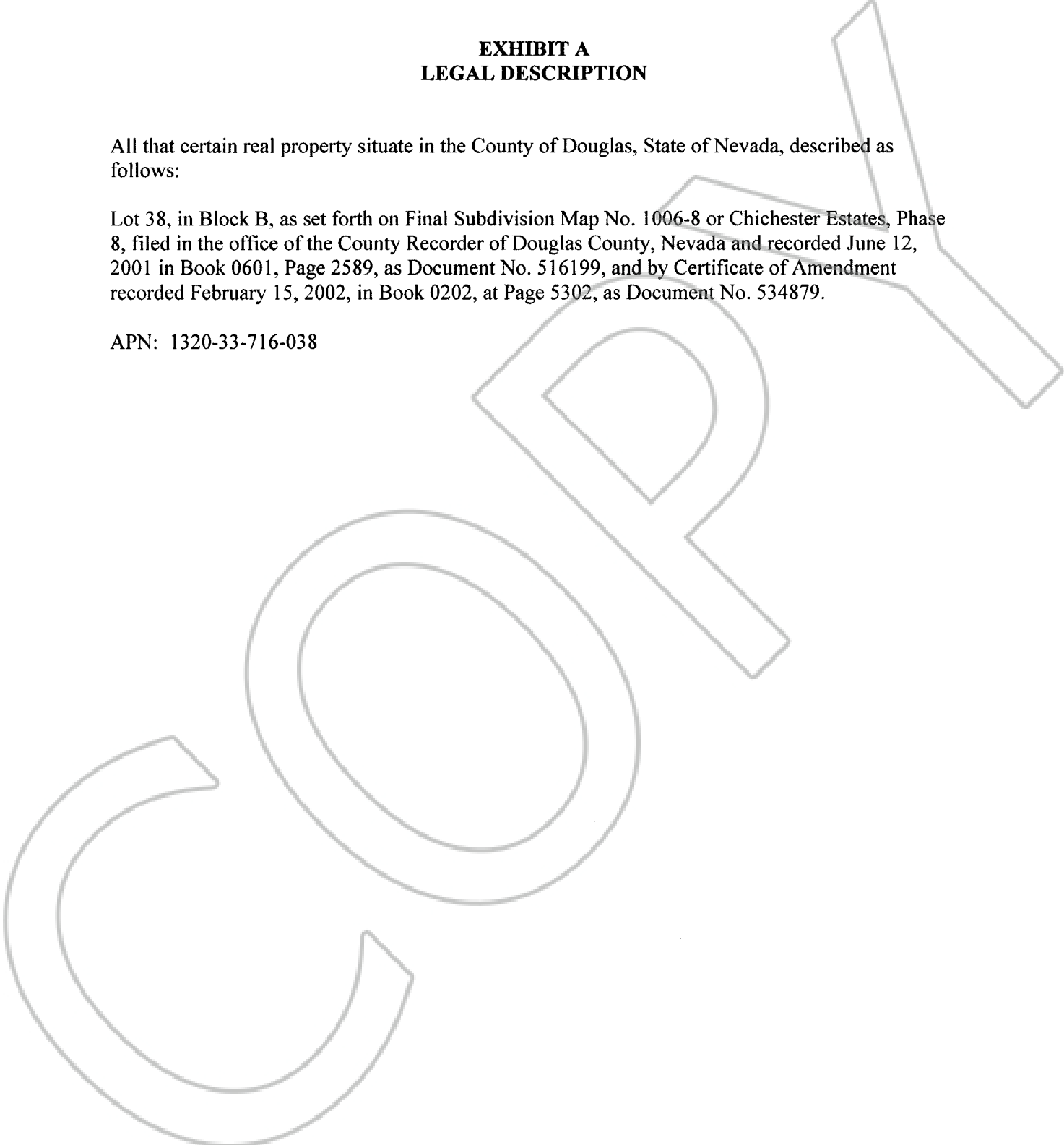
Escrow No. 2003313-RLT

**EXHIBIT A
LEGAL DESCRIPTION**

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

Lot 38, in Block B, as set forth on Final Subdivision Map No. 1006-8 or Chichester Estates, Phase 8, filed in the office of the County Recorder of Douglas County, Nevada and recorded June 12, 2001 in Book 0601, Page 2589, as Document No. 516199, and by Certificate of Amendment recorded February 15, 2002, in Book 0202, at Page 5302, as Document No. 534879.

APN: 1320-33-716-038



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a. 1320-33-716-038
 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: \$ 455,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) \$ _____
 c. Transfer Tax Value \$ 455,000.00
 d. Real Property Transfer Tax Due: \$ 1,774.50

4. **If Exemption Claimed**
 a. Transfer Tax Exemption, per NRS 375.090, Section _____
 b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____ %

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 Dennis M. Pikop Capacity Seller
 Signature Rochelle Pikop Capacity Seller

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**
 Print Name: Dennis M. Pikop Rochelle Pikop
 Address: 1283 Santa Fe Court
 City: Minden
 State: NV Zip: 89423

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**
 Print Name: Lindsay Taylor Browder + Donna Browder
 Address: 1356 Guinness Way
 City: Gardnerville
 State: NV Zip: 89410

COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)
 Print Name: Ticor Title of Nevada, Inc. Escrow No.: 02003313-020-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