



KAREN ELLISON, RECORDER E04

APN: 1320-34-001-007

RECORDING REQUESTED BY:

Todd D. Peterson
1548 Orchard Rd
Gardnerville, NV 89410

AFTER RECORDATION, RETURN BY MAIL TO:

Todd D. Peterson
1548 Orchard Rd
Gardnerville, NV 89410

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: On this 6 day of July, 2020, VIRGINIA NIKOLOFF, an unmarried woman,, does hereby Grant, Bargain, Sell and Convey to TODD D. PETERSON, an unmarried man, and to the heirs and assigns of such Grantee forever, her interest in all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Subject to Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any. TOGETHER with all and singular the tenements, hereditaments and appurtenances now of record, if any.

IN WITNESS WHEREOF, the said first party has signed and sealed these presents the day and year first above written.

Virginia Nikoloff

STATE OF NEVADA)
) ss.
COUNTY OF Douglas)

This instrument was acknowledged before me on the 6 day of July, 20 20, by Virginia Nikoloff.

BSM
Notary Public



EXHIBIT "A"

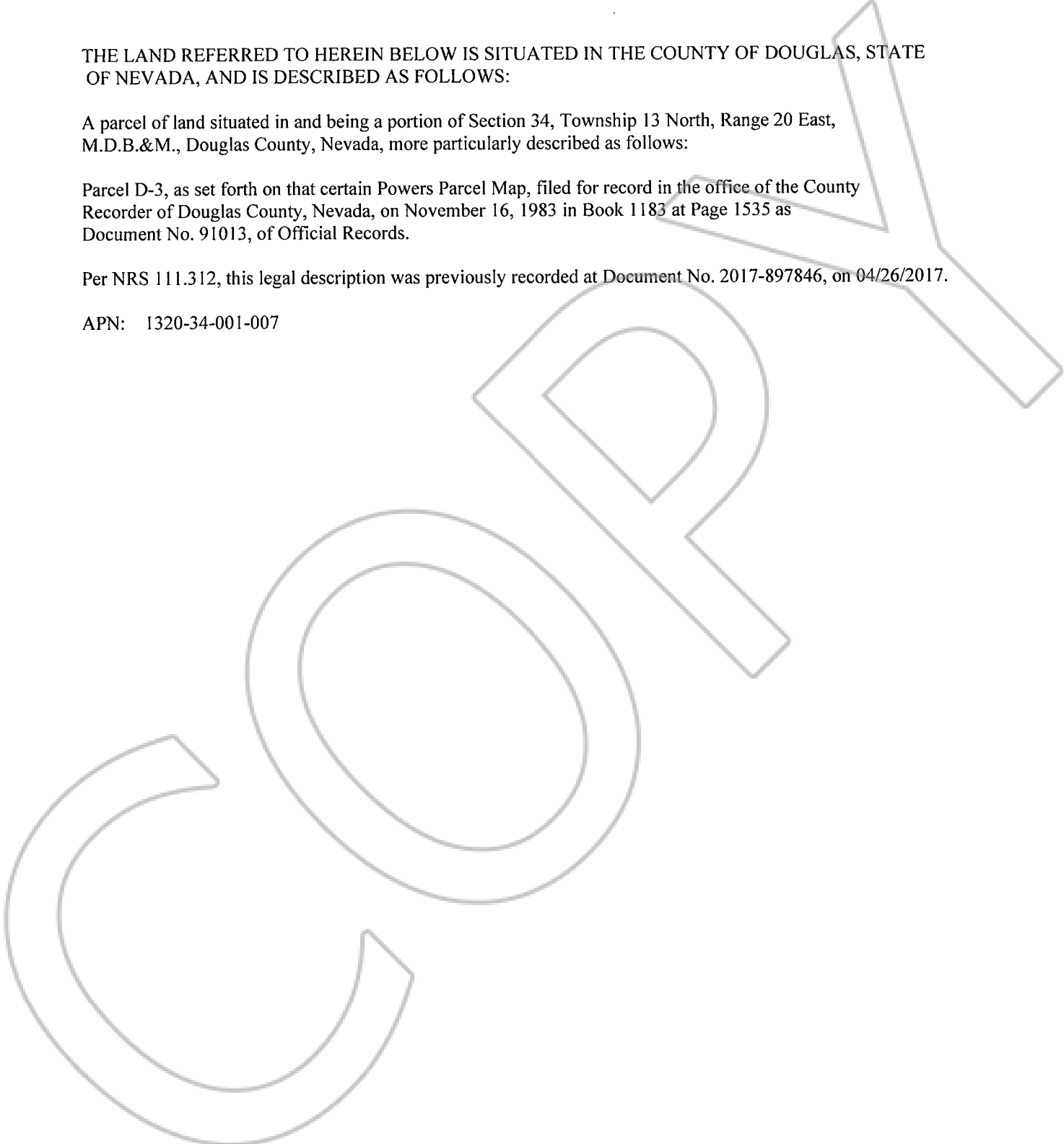
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, AND IS DESCRIBED AS FOLLOWS:

A parcel of land situated in and being a portion of Section 34, Township 13 North, Range 20 East, M.D.B.&M., Douglas County, Nevada, more particularly described as follows:

Parcel D-3, as set forth on that certain Powers Parcel Map, filed for record in the office of the County Recorder of Douglas County, Nevada, on November 16, 1983 in Book 1183 at Page 1535 as Document No. 91013, of Official Records.

Per NRS 111.312, this legal description was previously recorded at Document No. 2017-897846, on 04/26/2017.

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STATE OF NEVADA
DECLARATION OF VALUE

- 1. Assessor Parcel Number(s)
 - a) 1320-34-001-007
 - 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 ONLY	
BOOK _____	PAGE _____
DATE OF RECORDING: <u>7/10/20</u> Doc# _____	
NOTES: _____ <u>897846</u>	

- 3. Total Value/Sales Price of Property: \$ _____
- Deed in Lieu of Foreclosure Only (value of property) (_____
- Transfer Tax Value: \$ _____
- Real Property Transfer Tax Due: \$ _____

- 4. If Exemption Claimed:
 - a. Transfer Tax Exemption per NRS 375.090, Section # 4
 - b. Explain Reason for Exemption: A transfer of title without consideration from one joint tenant to remaining joint tenant

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 *Justin M. Clouser* Capacity _____ Attorney _____

Signature _____ Capacity _____

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

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

Print Name: Virginia Nikoloff
 Address: 1548 Orchard Rd.
 City: Gardnerville
 State: NV Zip: 89410

Print Name: Todd D. Peterson
 Address: 1548 Orchard Rd.
 City: Gardnerville
 State: NV Zip: 89410

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Justin M. Clouser, Esq. Escrow # _____
 Address: 1512 Hwy 395 N, Ste. 1
 City: Gardnerville State: NV Zip: 89410

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