

DOUGLAS COUNTY, NV **2020-949229**
RPTT:\$1306.50 Rec:\$40.00
\$1,346.50 Pgs=3 07/15/2020 02:39 PM
SIGNATURE TITLE - ZEPHYR COVE
KAREN ELLISON, RECORDER

APN: 1220-16-510-051

RECORDING REQUESTED BY:
SIGNATURE TITLE COMPANY LLC
1664 US HWY 395 NORTH, SUITE 105
MINDEN, NV 89423

**MAIL RECORDABLE DOCS AND
Tax Statements to:**
Michael Dale Reeves Jr.
Beverlee Sue Reeves
409 Lamb Ave
Bakersfield, CA 93307

ESCROW NO: 44000047-NF4

RPTT \$1,306.50

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Warren R. Johnson Jr. and Raquel R. Johnson**, who acquired title as **Raquel R. Delgado**, 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:

Michael Dale Reeves Jr. and Beverlee Sue Reeves, husband and wife as joint tenants

all that real property situated in the City of Gardnerville, County of Douglas, State of Nevada, described as follows:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Warren R. Johnson Jr.
Warren R. Johnson Jr.

Raquel R. Johnson
Raquel R. Johnson

STATE OF NEVADA } ss:
COUNTY OF DOUGLAS

This instrument was acknowledged before me on 07/13/2020

by Warren R. Johnson Jr. and Raquel R. Johnson

Natalie Frey (seal)
Notary Public

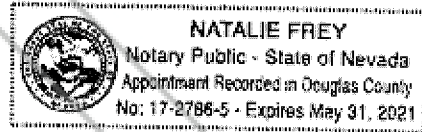
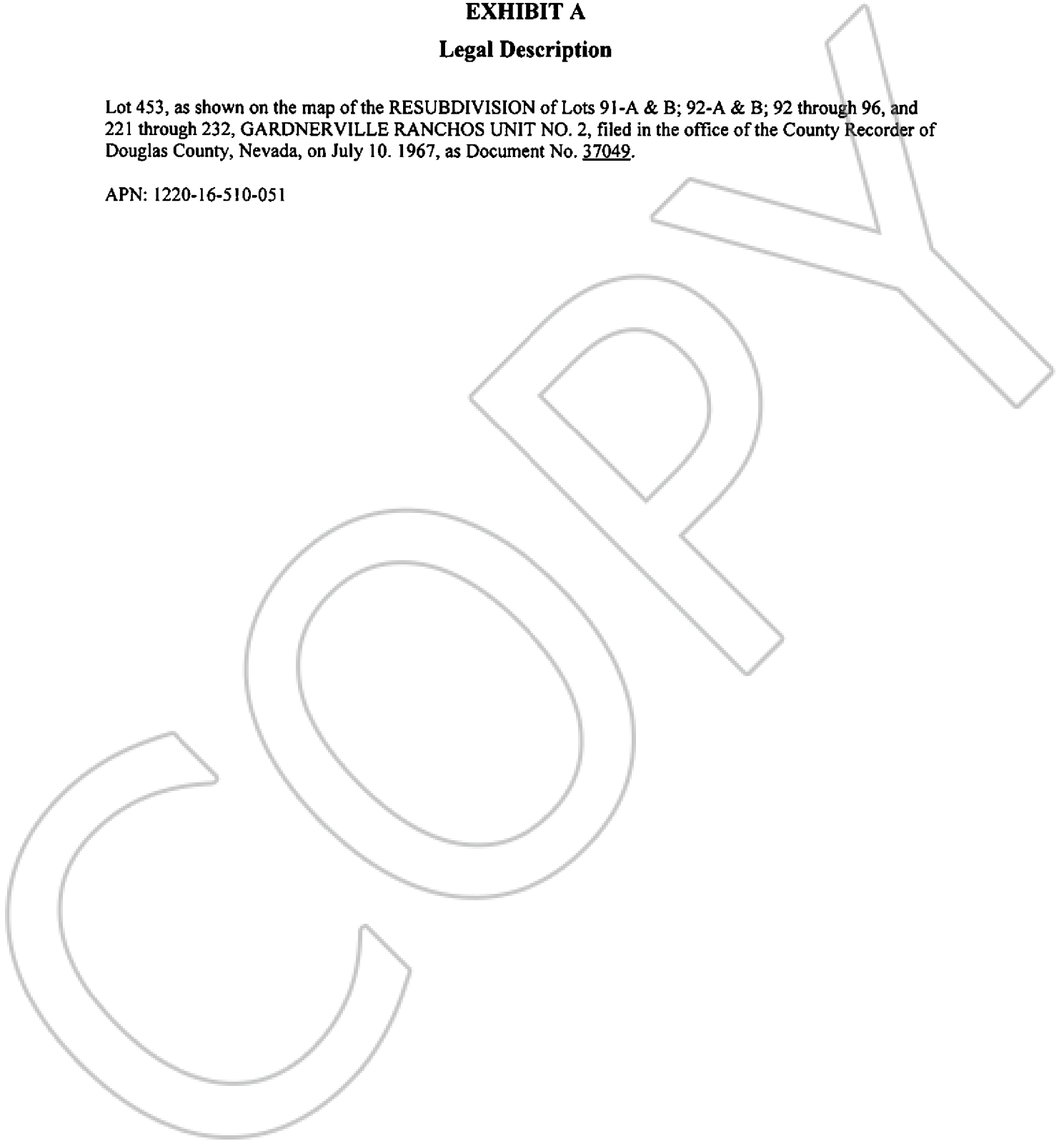


EXHIBIT A
Legal Description

Lot 453, as shown on the map of the RESUBDIVISION of Lots 91-A & B; 92-A & B; 92 through 96, and 221 through 232, GARDNERVILLE RANCHOS UNIT NO. 2, filed in the office of the County Recorder of Douglas County, Nevada, on July 10, 1967, as Document No. 37049.

APN: 1220-16-510-051



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a. 1220-16-510-051
 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: \$ 335,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) \$ _____
 c. Transfer Tax Value \$ 335,000.00
 d. Real Property Transfer Tax Due: \$ 1,306.50

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

5. Partial Interest: Percentage being transferred: 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 Officer
 Signature _____ Capacity _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**
 Print Name: Warren R. Johnson Jr. and Raquel R. Johnson
 Address: 155 Rolling Acres Dr
 City: Gray
 State: TN Zip: 37615

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**
 Print Name: Michael Dale Reeves Jr. and Beverlee Sue Reeves
 Address: 409 Lamb Ave
 City: Bakersfield
 State: CA Zip: 93307

COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)
 Print Name: Signature Title Company LLC Escrow No.: 44000047-440-NF4
 Address: 1664 US Hwy 395 North, Suite 105
 City, State, Zip: Minden, NV 89423

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED