

DOUGLAS COUNTY, NV
RPTT:\$1267.50 Rec:\$40.00
\$1,307.50 Pgs=5
TICOR TITLE - GARDNERVILLE
KAREN ELLISON, RECORDER

2020-950625

08/11/2020 02:58 PM

WHEN RECORDED MAIL TO:
IHoward Vipperman and Karen Vipperman
380 Genoa Lane
Minden, NV 89423

MAIL TAX STATEMENTS TO:
Same as above

Escrow No. 2004858-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.: 1220-21-511-005
R.P.T.T. \$1,267.50

SPACE ABOVE FOR RECORDER'S USE ONLY

**GRANT, BARGAIN, SALE DEED
EXECUTED WITH COUNTERPART SIGNATURES**

**THIS INDENTURE WITNESSETH: That Megan Gaughan and Steven Blummer, Wife and Husband,
as Joint Tenants and Shelly Gaughan, A married woman, as her sole and separate property and Trisha
L. Rickey, A married woman, as her sole and separate property**

**FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby
Grant, Bargain, Sell and Convey to Howard Vipperman and Karen Vipperman, Husband and
Wife, 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.**

Megan Gaughan
Megan Gaughan

Steven Blummer
Steven Blummer

Shelly Gaughan

Trisha L. Rickey
Trisha L. Rickey

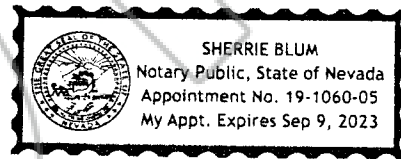
STATE OF NEVADA
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on, August 7, 2020
by Megan Gaughan and Steven Blummer and Shelly Gaughan and Trisha L. Rickey

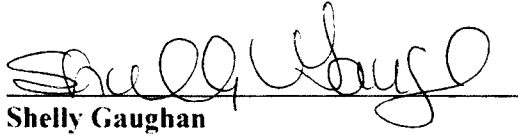
NOTARY PUBLIC

This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow
No. 02004858.



Megan Gaughan

Steven Blummer



Shelly Gaughan

Trisha L. Rickey

STATE OF NEVADA
COUNTY OF DOUGLAS

} ss:

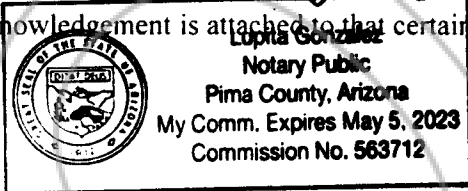
8-6-2020

This instrument was acknowledged before me on, _____
by ~~Megan Gaughan and Steven Blummer and Shelly Gaughan and Trisha L. Rickey~~



NOTARY PUBLIC

This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow
No. 02004858.



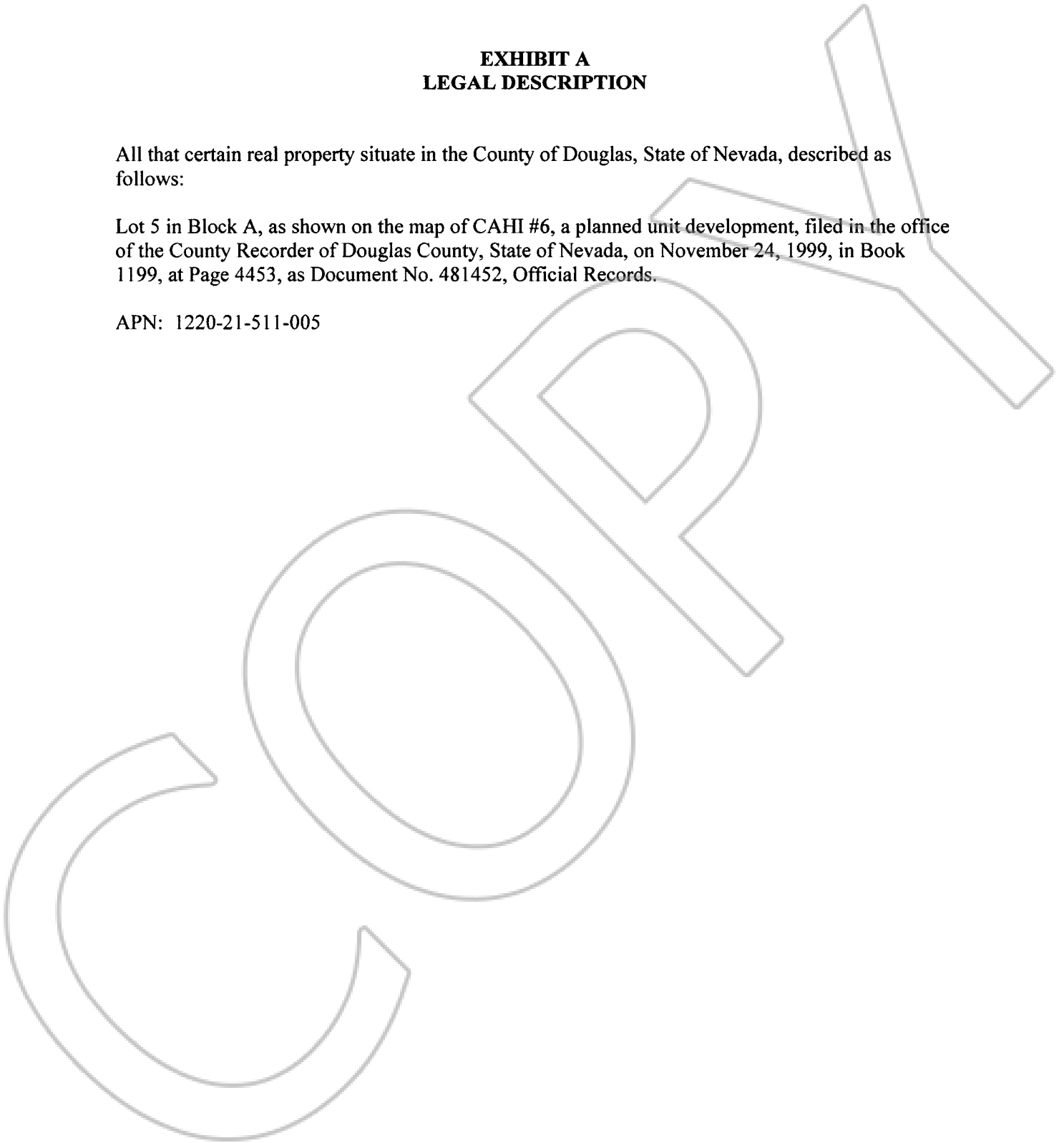
Escrow No. 2004858-RLT

**EXHIBIT A
LEGAL DESCRIPTION**

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

Lot 5 in Block A, as shown on the map of CAHI #6, a planned unit development, filed in the office of the County Recorder of Douglas County, State of Nevada, on November 24, 1999, in Book 1199, at Page 4453, as Document No. 481452, Official Records.

APN: 1220-21-511-005



COPY

SIKES
DIPONEGORO
AROGATI
ESOS 2
SATEWA

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a. 1220-21-511-005
 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: \$ 325,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) \$ _____
 c. Transfer Tax Value \$ 325,000.00
 d. Real Property Transfer Tax Due: \$ 1,267.50

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 Megan Gaughan et al Capacity Grantor
 Signature [Signature] Capacity Grantor

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Print Name: Megan Gaughan et al
 Address: 952 Lone Wolf Circle
 City: Reno
 State: NV Zip: _____

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: Howard Viperman + Karen Viperman
 Address: 380 Geneva Lane
 City: Minden
 State: NV Zip: 89423

COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)
 Print Name: Ticor Title of Nevada, Inc. Escrow No.: 02004858-020-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