

DOUGLAS COUNTY, NV  
RPTT:\$3451.50 Rec:\$40.00  
\$3,491.50 Pgs=3  
TICOR TITLE - GARDNERVILLE  
KAREN ELLISON, RECORDER

**2020-950947**

**08/17/2020 03:12 PM**

WHEN RECORDED MAIL TO:  
Sarah E. Lofgren  
2453 Cattlemans Trail  
South Lake Tahoe, CA 96150

MAIL TAX STATEMENTS TO:  
Same as above

Escrow No. 2005032-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.: 1319-09-501-004  
R.P.T.T. \$3,451.50

SPACE ABOVE FOR RECORDER'S USE ONLY

### **GRANT, BARGAIN, SALE DEED**

**THIS INDENTURE WITNESSETH: That Linda B. Radus, Surviving Joint Tentant**

**FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby  
Grant, Bargain, Sell and Convey to Sarah E. Lofgren and David E. Lofgren , Wife and Husband, as  
joint tenants with right of survivorship**

**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 anyway appertaining.**

*Linda B. Radus*

**Linda B. Radus**

STATE OF NEVADA  
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on, 8/12/2020  
by Linda B. Radus

NOTARY PUBLIC

This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow  
No. 02005032.



Escrow No. 2005032-RLT

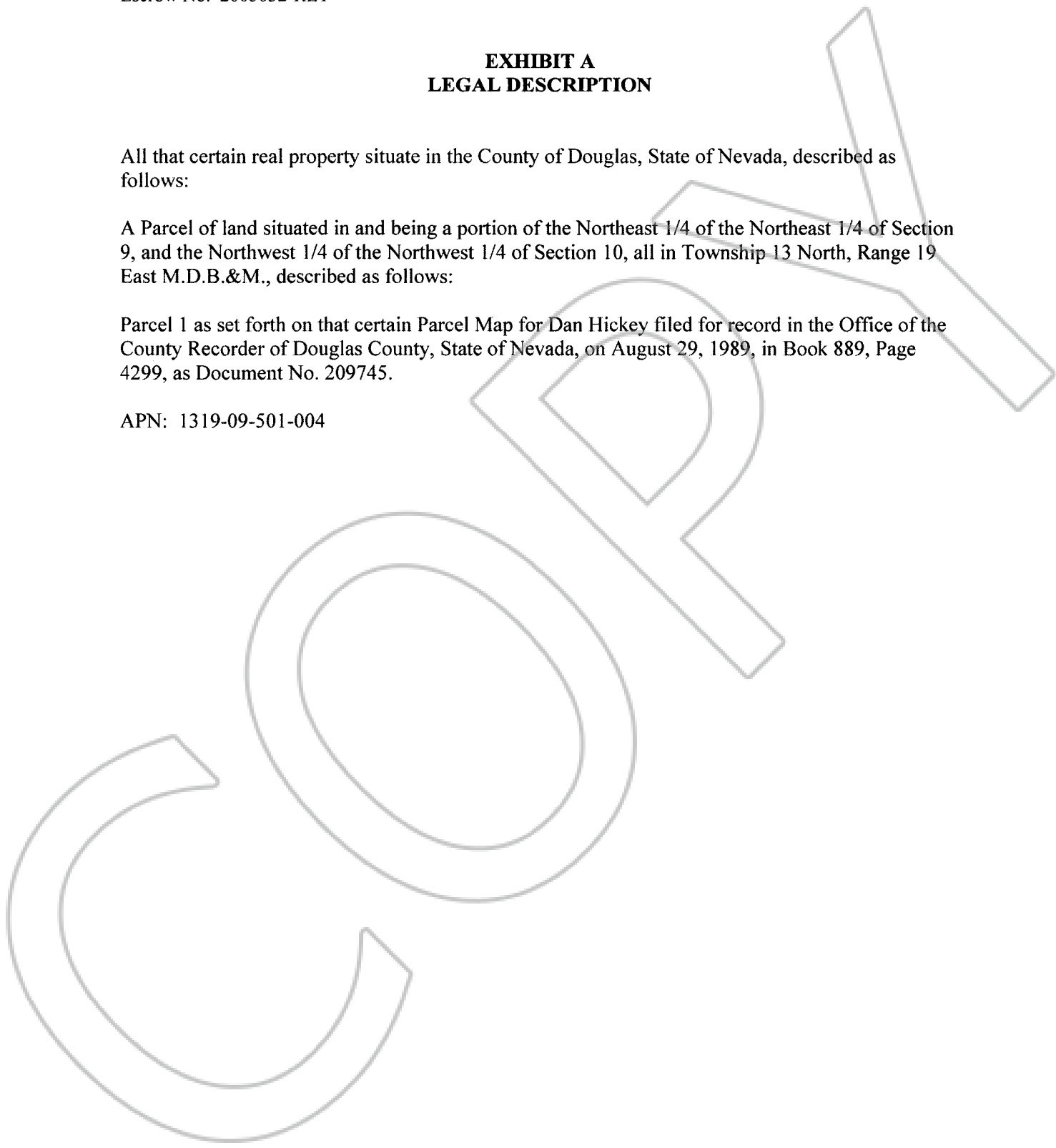
**EXHIBIT A  
LEGAL DESCRIPTION**

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

A Parcel of land situated in and being a portion of the Northeast 1/4 of the Northeast 1/4 of Section 9, and the Northwest 1/4 of the Northwest 1/4 of Section 10, all in Township 13 North, Range 19 East M.D.B.&M., described as follows:

Parcel 1 as set forth on that certain Parcel Map for Dan Hickey filed for record in the Office of the County Recorder of Douglas County, State of Nevada, on August 29, 1989, in Book 889, Page 4299, as Document No. 209745.

APN: 1319-09-501-004



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a. 1319-09-501-004  
 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 \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
Book _____	Page _____
Date of Recording: _____	
Notes: _____	

3. a. Total Value/Sales Price of Property:                      \$ 885,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property)                      \$ \_\_\_\_\_  
 c. Transfer Tax Value    \$ 885,000.00  
 d. Real Property Transfer Tax Due:    \$ 3,451.50

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 Linda B. Radus Capacity \_\_\_\_\_  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: Linda B. Radus  
 Address: PO BOX 518  
 City: Genoa  
 State: NV Zip: 89411

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: Sarah E. Lofgren  
 Address: 2453 Cattlemans Trail  
 City: South Lake Tahoe  
 State: CA Zip: 96150

**COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)**  
 Print Name: Ticor Title of Nevada, Inc. Escrow No.: 02005032-020-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