

DOUGLAS COUNTY, NV
RPTT:\$1482.00 Rec:\$40.00
\$1,522.00 Pgs=3
TICOR TITLE - RENO (MAIN)
KAREN ELLISON, RECORDER

2020-951316

08/25/2020 10:41 AM

WHEN RECORDED MAIL TO:
Joseph Allen Young
Rosemary Young
3354 Coloma Drive
Carson City, Nevada 89705

MAIL TAX STATEMENTS TO:
SAME AS ABOVE

Escrow No. 2002865-RLS

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.: 1420-18-112-013
R.P.T.T. \$1,482.00

SPACE ABOVE FOR RECORDER'S USE

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

Jeffery D. Bixler, a married man (Who acquired title as Jeffrey D. Bixler a single man) and Sherry Lynn Bixler, wife of the grantor herein.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to

Joseph Allen Young and Rosemary Young, 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.

Jeffery D. Bixler
Jeffery D. Bixler

Sherry Lynn Bixler
Sherry Lynn Bixler

STATE OF NEVADA
COUNTY OF DOUGLAS

} ss:

Washoe Co
This instrument was acknowledged before me on ,
by Jeffery D. Bixler and Sherry Lynn Bixler

Aug 19 2020

Tyler Macaluso
NOTARY PUBLIC

This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow No. 02002865.

TYLER MACALUSO
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No: 16-3876-2 - Expires October 14, 2020

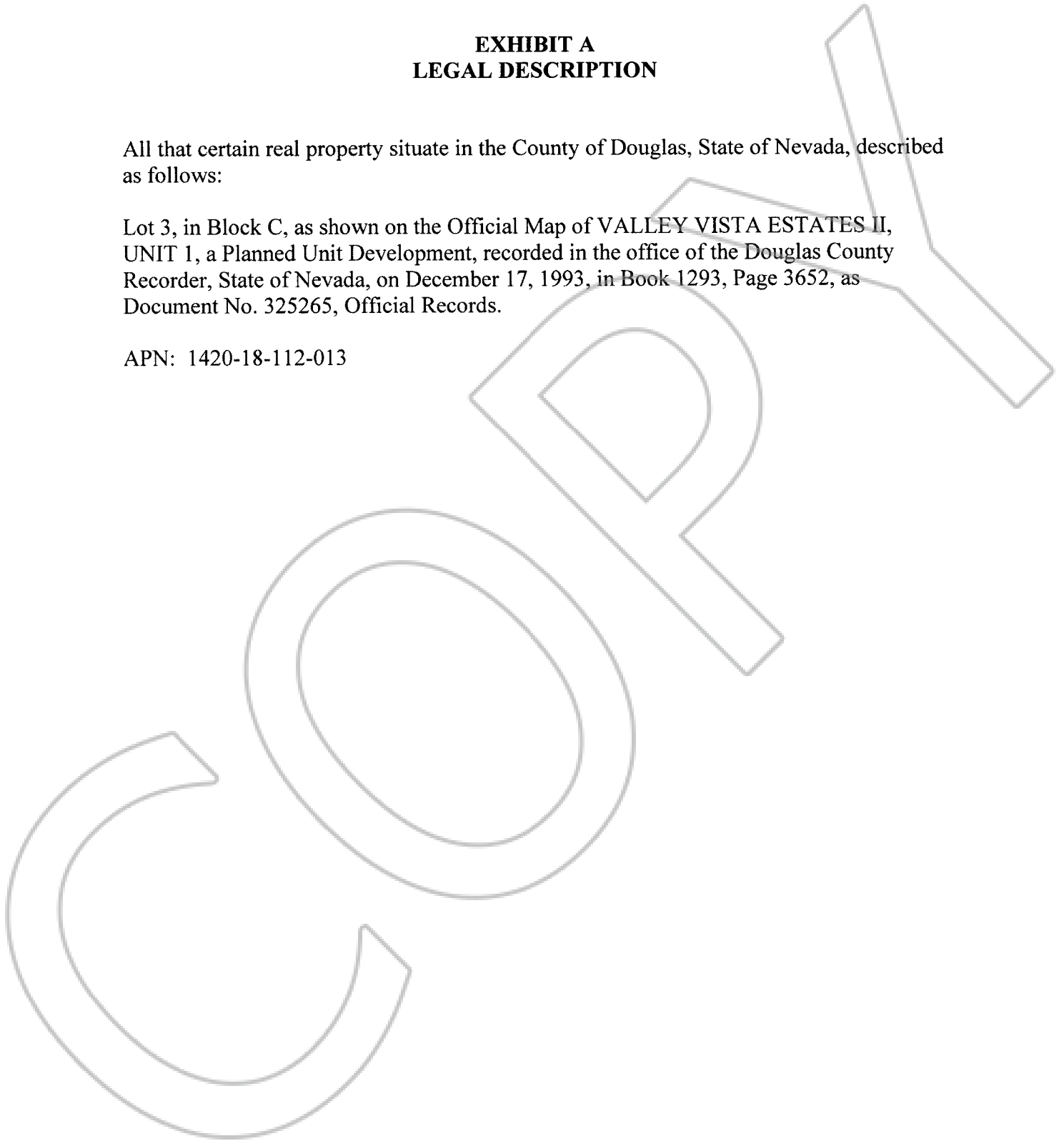
Escrow No. 2002865-RLS

**EXHIBIT A
LEGAL DESCRIPTION**

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

Lot 3, in Block C, as shown on the Official Map of VALLEY VISTA ESTATES II, UNIT 1, a Planned Unit Development, recorded in the office of the Douglas County Recorder, State of Nevada, on December 17, 1993, in Book 1293, Page 3652, as Document No. 325265, Official Records.

APN: 1420-18-112-013



STATE OF NEVADA-DECLARATION OF VALUE FORM

1. **Assessor Parcel Number(s)**
 a) 1420-18-112-013
 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. **Total Value/Sales Price of Property:** \$380,000.00
 Deed in Lieu of Foreclosure Only (value of property) \$ _____)
 Transfer Tax Value \$380,000.00
 Real Property Transfer Tax Due: \$1,482.00

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 [Signature] Capacity Grantor
 Signature [Signature] Capacity Grantee

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)
 Print Name: Jeffery D. Bixler
 Address: 10545 Osage Rd
Reno NV 89508
 City, State, Zip

(REQUIRED)
 Print Name: Joseph Allen Young & Rosemary Young
 Address: 3354 Coloma Dr
Carson City NV 89705
 City, State Zip

COMPANY/PERSON REQUESTING RECORDING (Required if not the Seller or Buyer)

Print Name: Ticor Title of Nevada, Inc. Escrow #: 2002865-RLS
 Address: 5441 Kietzke Lane, Suite 100
 City, State, Zip: Reno, NV 89511