

A.P.N.: 1320-33-719-019
File No: 143-2600400 (mk)
R.P.T.T.: \$2,090.40

When Recorded Mail To: Mail Tax Statements To:
Kenneth C. Struven and Jerilyn L. Struven
426 Arlene Marie Lane
Gardnerville, NV 89460-6567

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Nicholas M. Artam and Nichole J. Artam, husband and wife, as joint tenants

do(es) hereby *GRANT, BARGAIN and SELL* to

Kenneth C. Struven and Jerilyn L. Struven, husband and wife as joint tenants with right of survivorship

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

LOT 41 IN BLOCK C OF CHICHESTER ESTATES PHASE 13, FINAL SUBDIVISION MAP NO. 1006-13 ACCORDING TO THE MAP THEREOF FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON OCTOBER 4, 2004, IN BOOK 1004 AT PAGE 1052 AS DOCUMENT NO. 625784.

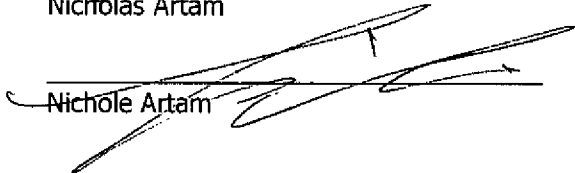
TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.




Nicholas Artam



Nichole Artam

STATE OF **NEVADA**)
)
) : **ss.**
)
COUNTY OF **DOUGLAS**)

This instrument was acknowledged before me on 9.17.2020 by
Nicholas Artam and Nichole Artam.



Notary Public
(My commission expires: 5/31/21)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow
No. 143-2600400.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1320-33-719-019
- 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	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3. a) Total Value/Sales Price of Property: \$536,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$536,000.00
- d) Real Property Transfer Tax Due \$2,090.40

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 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: _____

Capacity: Grantor

Signature: _____

Capacity: _____

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

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

Print Name: Nicholas Artam and Nichole Artam

Print Name: Kenneth C. Struven and Jerilyn L. Struven

Address: 1899 Sorrel Lane

Address: 426 Arlene Marie Lane

City: Gardnerville

City: Gardnerville

State: NV Zip: 89410

State: NV Zip: 89460-6567

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

First American Title Insurance
 Print Name: Company
 Address 1663 US Highway 395, Suite 101
 City: Minden

File Number: 143-2600400 mk/ et
 State: NV Zip: 89423

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