

DOUGLAS COUNTY, NV
RPTT:\$1132.95 Rec:\$40.00
\$1,172.95 Pgs=3 2020-953595
09/30/2020 11:34 AM
FIRST AMERICAN TITLE RENO
KAREN ELLISON, RECORDER

A.P.N.: 1319-30-511-003
File No: 121-2587656 (MH)
R.P.T.T.: \$1,132.95

When Recorded Mail To: Mail Tax Statements To:
Jay Janicki and Russ Janicki
P.O. Box 4853
Stateline, NV 89449

GRANT, BARGAIN and SALE DEED

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

Al M. Gibson and Tina L. Gibson, husband and wife as joint tenants

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

Jay Janicki and Russ Janicki, who are married to each other, as Community Property with Right of Survivorship

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

PARCEL I:

PARCEL C OF LOT 1 CONDOMINIUMS, A SUBDIVISION OF LOT 1 OF SECOND AMENDED MAP OF TAHOE VILLAGE UNIT NO. 2 RECORDED SEPTEMBER 21, 1977, AS DOCUMENT NO. 13223, OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA.

PARCEL II:

TOGETHER WITH AN UNDIVIDED 1/4 INTEREST IN AND TO THAT PORTION DESIGNATED AS COMMON AREA, AS SET FORTH ON THE MAP OF LOT 1 CONDOMINIUMS, A SUBDIVISION OF LOT 1 OF SECOND AMENDED MAP OF TAHOE VILLAGE UNIT NO. 2, RECORDED SEPTEMBER 21, 1977, AS DOCUMENT NO. 13223 OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA.

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.

COPY

Al M. Gibson
Al M. Gibson

Tina L. Gibson
Tina L. Gibson

STATE OF ~~NEVADA~~ Oregon)
 ~~CKP~~) : ss.
COUNTY OF ~~WASHOE~~ COOS)
 ~~CKP~~)

This instrument was acknowledged before me on September 28, 2020 by
Al M. Gibson and Tina L. Gibson.

Caryl Kinnaman-Parks
Notary Public
(My commission expires: April 22, 2022)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow
No. 121-2587656.



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1319-30-511-003
- 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: \$290,030.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$290,030.00
- d) Real Property Transfer Tax Due \$1,132.95

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 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: *Al M. Gibson*
 Signature: *Tina L. Gibson*

Capacity: Grantor
 Capacity: Grantor

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

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

Print Name: Al M. Gibson and Tina L. Gibson
 Address: 1800 28th Court #F8
 City: Coos Bay
 State: OR Zip: 97420

Print Name: Janicki
 Address: P.O. Box 4853
 City: State Line
 State: NV Zip: 89449

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

Print Name: Company
 Address: 5310 Kietzke Lane, Suite 100
 City: Reno

File Number: 121-2587656 MH/ MH
 State: NV Zip: 89511-2043

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