

A.P.N.: 1320-31-514-001
File No: 143-2608566 (mk)
R.P.T.T.: \$1,872.00

When Recorded Mail To: Mail Tax Statements To:
Michael B. Houser and Carolina Blanchard Houser
1597 Tenth Street
Minden, NV 89423

GRANT, BARGAIN and SALE DEED

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

James D. Rose, a married man as his sole and separate property

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

Michael B. Houser and Carolina Blanchard Houser, husband and wife as Community
Property with right of survivorship

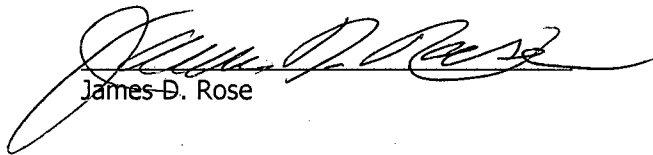
the real property situate in the County of Douglas, State of Nevada, described as follows:

**LOT 4, AS SHOWN ON THE OFFICIAL MAP OF GREENBELT NO. 1, FILED FOR RECORD
IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON
JANUARY 8, 1976 IN BOOK 176 AT PAGE 205 AS DOCUMENT NO. 86596.**

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.

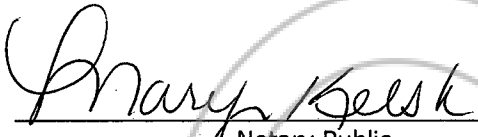
Subject to

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.


James D. Rose

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

This instrument was acknowledged before me on December 21, 2020 by **James D. Rose.**


Notary Public
(My commission expires: 11-6-22)

 **MARY KELSH**
Notary Public - State of Nevada
Appointment Recorded in Douglas County
No: 98-49567-5 - Expires Nov. 06, 2022

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. 143-2608566.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 1320-31-514-001
 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: \$480,000.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$480,000.00
 d) Real Property Transfer Tax Due \$1,872.00

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: [Signature]
 Signature: _____

Capacity: Agent
 Capacity: _____

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

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

Print Name: James D. Rose
 Address: 605 Boulder Circle
 City: Dayton
 State: NV Zip: 89403

Print Name: Michael B. Houser and
Carolina Blanchard Houser
 Address: 1597 Tenth Street
 City: Minden
 State: NV Zip: 89423

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: 143-2608566 mk/ ks
 State: NV Zip: 89423

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