

A.P.N.: 1319-19-717-012  
File No: 143-2630762 (et)  
R.P.T.T.: \$0#5

When Recorded Mail To: Mail Tax Statements To:  
Christopher A. Nigus and Megan N. Nigus  
739 Bigler Ct #A  
Stateline, NV 89449

***GRANT, BARGAIN and SALE DEED***

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

Christopher A. Nigus, a married man, who acquired title as, Christopher A. Nigus, a single man

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

Christopher A. Nigus and Megan N. Nigus, 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 415A, AS SHOWN ON THE AMENDED MAP OF SUMMIT VILLAGE RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON SEPTEMBER 17, 1968, AS DOCUMENT NO. 42231, AND ON SECOND AMENDED MAP RECORDED ON JANUARY 13, 1969, AS DOCUMENT NO. 43419, OFFICIAL RECORDS OF DOUGLAS COUNTY, 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

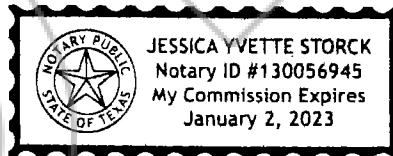
1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

Christopher A. Nigus  
Christopher A. Nigus

STATE OF Texas )  
 )  
 ) : ss.  
 )  
COUNTY OF Kleberg )

This instrument was acknowledged before me on 24 August 2021 by  
**Christopher A. Nigus.**

Jessica Y. Storck  
Notary Public  
(My commission expires: 1.2.2023 )



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow  
No. 143-2630762.

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1319-19-717-012
- 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: \$0
- b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )
- c) Transfer Tax Value: \$0
- d) Real Property Transfer Tax Due \$0

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: #5
- b. Explain reason for exemption: ADDING WIFE TO TITLE FOR NO CONSIDERATION

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]  
Signature: \_\_\_\_\_

Capacity: Coagent  
Capacity: \_\_\_\_\_

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

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

Print Name: Christopher A. Nigus  
Address: 641 Hyacinth Dr  
City: Corpus Christi  
State: TX Zip: 78413

Print Name: Christopher A. Nigus and Megan N. Nigus  
Address: 641 Hyacinth Dr  
City: Corpus Christi  
State: TX Zip: 78413

**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: 143-2630762 et/ et  
State: NV Zip: 89423

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