

A.P.N.: 1121-05-512-002  
File No: 143-2663629 (et)  
R.P.T.T.: \$1,649.70

When Recorded Mail To: Mail Tax Statements To:  
Ranee Gail Pelcher  
236 Walker St  
Gardnerville, NV 89410

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

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

Steve J. Rippe and Stefnie L. Rippe, husband and wife as joint tenants

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

Ranee Gail Pelcher, an unmarried woman

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

**LOT 55, AS SET FORTH ON RECORD OF SURVEY OF PINEVIEW DEVELOPMENT UNIT 3, BEING FILED FOR RECORD WITH THE DOUGLAS COUNTY RECORDER ON FEBRUARY 15, 2002, IN BOOK 0202, PAGE 5047, AS DOCUMENT NO. 534794, AND BY AMENDED RECORD OF SURVEY FOR PINEVIEW DEVELOPMENT UNIT 3, FILED FOR RECORD SEPTEMBER 10, 2002, IN BOOK 0902, PAGE 2510, AS DOCUMENT NO. 551762, OFFICIAL RECORDS.**

*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.


Steve J. Rippe  
Steve J. Rippe

Stefnie L. Rippe  
Stefnie L. Rippe

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

This instrument was acknowledged before me on 4/22/2024 by **Steve J. Rippe and Stefnie L. Rippe.**

E. Tobias  
Notary Public  
(My commission expires: 5/3/25 )

 E. TOBIAS  
Notary Public - State of Nevada  
Appointment Recorded in Douglas County  
No: 17-2785-5 - Expires May 3, 2025

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. 143-2663629.

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
a) 1121-05-512-002  
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 \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE</b>	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a) Total Value/Sales Price of Property: \$423,000.00  
b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )  
c) Transfer Tax Value: \$423,000.00  
d) Real Property Transfer Tax Due \$1,649.70

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

Capacity: [Signature]  
Capacity: \_\_\_\_\_

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

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

Print Name: Steve J. Rippe and Stefnie L. Rippe  
Address: P.O. Box 135  
City: Arma  
State: KS      Zip: 66712

Print Name: Randee Gail Pelcher  
Address: 236 Walker St  
City: Gardnerville  
State: NV      Zip: 89410

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

Print Name: Company  
Address: 1663 US Highway 395, Suite 101  
City: Minden

File Number: 143-2663629 et/ et  
State: NV      Zip: 89423

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