

APN/Parcel ID(s): 1420-33-410-008

Order No.: TTR2402598-RT

**WHEN RECORDED MAIL TO and MAIL
TAX STATEMENTS TO:**

Jeffrey Johnson and Diana Johnson
2640 Wildrye Court
Minden, NV 89423

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT, BARGAIN AND SALE DEED

R.P.T.T \$2,905.50

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

**Lukonus J. Michelsen and Jennifer Madalene Michelsen, Husband and Wife as
Joint Tenants with right of survivorship,**

do(es) hereby GRANT, BARGAIN AND SELL to

**Jeffrey Johnson and Diana Johnson, Husband and Wife as Community Property
With Right of Survivorship**

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

FOR LEGAL DESCRIPTION OF THE REAL PROPERTY, SEE EXHIBIT "A"
ATTACHED HERETO AND MADE A PART HEREOF.

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.

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

**SIGNATURE AND NOTARY ACKNOWLEDGMENT FOR
GRANT BARGAIN SALE DEED**

Dated: Sept 19 2024

[Signature]

Lukonus J. Michelsen

[Signature]

Jennifer Madalene Michelsen

State of NEVADA

County of DOUGLAS

This instrument was acknowledged before me on this 19 day of Sept,
2024, by Lukonus J. Michelsen and Jennifer Madalene Michelsen

[Signature]
Notary Public

[SEAL]



EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 1420-33-410-008

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

Lot 55 as set forth on that Final Map entitled WILDHORSE ANNEX UNIT NO. 2, a Planned Unit Development, recorded October 10, 1994, in Book 1094, Page 1490, Official Records of Douglas County, State of Nevada, as Document No. 348105.



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor's Parcel Number(s)
 a. 1420-33-410-008
 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
 Other _____

FOR RECORDERS OPTIONAL USE ONLY
 Book _____ Page: _____
 Date of Recording: _____
 Notes: _____

3. a. Total Value/Sales Price of Property \$ 745,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 c. Transfer Tax Value: \$ 745,000.00
 d. Real Property Transfer Tax Due \$ 2,905.50

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section NONE
 b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: 100.00%
 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] Capacity: Grantor Agent
 Signature _____ Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Lukonus J. Michelsen and Jennifer Madalene Michelsen
 Address: P.O BOX 706
 City: Zephyr Cove
 State: NV Zip: 89448

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Jeffrey Johnson and Diana Johnson
 Address: 2640 Wildrye Court
 City: Minden
 State: NV Zip: 89423-8894

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)
 Print Name: Ticor Title of Nevada, Inc. Escrow # TTR2402598
 Address: 1483 US Hwy 395 N, Suite B
 City: Gardnerville State: NV Zip: 89410