DOUGLAS COUNTY, NV

RPTT:\$702.00 Rec:\$16.00

\$718.00 Pgs=3 2017-902162

08/01/2017 08:49 AM

FIRST AMERICAN TITLE CARSON KAREN ELLISON, RECORDER

A.P.N.:

0923-05-000-001

File No:

12142-2522162 (JF)

R.P.T.T.:

\$702.00

When Recorded Mail To: Mail Tax Statements To:

Tony Ward

P.O. Box 986 6227 2667

Paradise, CA 95967

Gardnerville, NV 89410.6227

GRANT, BARGAIN and SALE DEED

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

Donald W. House and Janet M. House, husband and wife as joint tenants with rights of survivorship

do(es) hereby GRANT, BARGAIN and SELL to

Tony Ward, an unmarried man

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

PARCEL I:

TOWNSHIP 9 NORTH, RANGE 23 EAST, M.D.B. AND M. SECTION 5, SOUTHWEST 1/4 OF SOUTHWEST 1/4

PARCEL II:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS 60 FEET WIDE AS GRANTED BY QUITCLAIM DEED EXECUTED BY EVERETT TEMME RECORDED JULY 10, 1992 IN BOOK 792, PAGE 1634, AS DOCUMENT NO. 283153.

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 reversions, remainders, rents, issues or profits thereof.

Date: 7/28/2017

Donald W. House

SIGNED IN COUNTERPART

Janet M. House

STATE OF NEVADA

, ; ss.

COUNTY OF DOUGLAS

July 28TH 2017

This instrument was acknowledged before me on _ **Donald W. House**.

Notary Public

(My commission expires: 05|31|2021)

NATALIE FREY
Notary Public - State of Nevada
Appointment Recorded in Douglas County
No: 17-2786-5 - Expires May 31, 2021

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated 7/28/2017 under Escrow No. 12142-2522162.

Date: 7/28/2017

SIGNED IN COUNTERPART

Donald W. House

Janet M. House

STATE OF South Carolina

COUNTY OF Greenville

This instrument was acknowledged before me on **Janet M. House**.

1

hv

Notary Public

(My commission expires: WCL 30, 2025

RUBY MACKEY-TAYLOR Notary Public, State of South Carolina My Commission Expires Oct. 30, 2025

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **7/28/2017** under Escrow No. **12142-2522162**.

: SS.

STATE OF NEVADA DECLARATION OF VALUE

1.	Assessor Parcel Number(s)	/\
. a)	0923-05-000-001	
b)		\ \
c)		\ \
d)_		\ \
2.	Type of Property	\ \
2. a)	X Vacant Land b) Single Fam. Res.	FOR RECORDERS OPTIONAL USE
•		
c)	Condo/Twnhse d) 2-4 Plex	BookPage:
e)	Apt. Bldg. f) Comm'l/Ind'l	Date of Recording:
g)	Agricultural h) x Mobile Home	Notes:
i)	Other	
•		0400 000 00
3.	a) Total Value/Sales Price of Property:	\$180,000.00
	b) Deed in Lieu of Foreclosure Only (value of prop	perty) (_\$)
	c) Transfer Tax Value:	\$180,000.00
	d) Real Property Transfer Tax Due	\$702.00
4.	If Exemption Claimed:	\ / /
	a. Transfer Tax Exemption, per 375.090, Section	. 🗸 /
	b. Explain reason for exemption:	
	b. Explain reason of exemption.	\
5.	Partial Interest: Percentage being transferred:	%
	The undersigned declares and acknowledges, ur	nder penalty of periury, pursuant to NRS
375	5,060, and NRS 375,110, that the information o	rovided is correct to the best of their
info	rmation and belief, and can be supported by docu	imentation if called upon to substantiate
the clai	information provided herein. Furthermore, the med exemption, or other determination of additional control of the control of th	inal tax due may result in a penalty of
10%	% of the tax due plus interest at 1% per month. P	ursuant to NRS 375.030, the Buyer and
Sell	ler shall be jointly and severally liable for any additi	onal amount owed.
Sign	nature: Jour Ward	Capacity: Mantu
Sig	14 67	Capacity:
-	SELLER (GRANTOR) INFORMATION	BUYER (GRANTEE) INFORMATION
e de la companya della companya della companya de la companya della companya dell	(REQUIRED)	(REQUIRED)
Prin	Donald W. House and Janet M. nt Name: House	Print Name: Tony Ward
		Address: P.O. Box 988 2667
		- A (7)
City		
Sta	···	State: CANV Zip: 95967 89410
<u>co</u>	MPANY/PERSON REQUESTING RECORDING (r	equired if not seller or buyer)
Drin	First American Title Insurance nt Name: Company F	File Number: 12142-2522162 JF/ JF
	dress 4620 S. Carson Street, Suite 5	THE THE INDICATE OF THE PARTY O
		State: NVZip:89701
700	(AS A PUBLIC RECORD THIS FORM MAY B	E RECORDED/MICROFILMED)

STATE OF NEVADA DECLARATION OF VALUE

1.	Assessor Parcel Number(s)	\ \
a)	0923-05-000-001	\ \
b)		\ \
c)_		\ \
d)		\ \
2.	Type of Property	
~. a)	x Vacant Land b) Single Fam. Res.	FOR RECORDERS OPTIONAL USE
c)		Book Page:
•		Date of Recording:
e)	Apt. Bidg. f) Comm'i/ind'i	
g)	Agricultural h) x Mobile Home	Notes:
i)	Other	
3.	a) Total Value/Sales Price of Property:	\$180,000.00
	b) Deed in Lieu of Foreclosure Only (value of pro	perty) (\$)
•	c) Transfer Tax Value:	\$180,000.00
	d) Real Property Transfer Tax Due	\$702.00
		\
4.	If Exemption Claimed:	· · /
	a. Transfer Tax Exemption, per 375,090, Section	1.
	b. Explain reason for exemption:	
_		%
5.	Partial Interest: Percentage being transferred:	
375	The undersigned declares and acknowledges, u 5.060 and NRS 375.110, that the information p	provided is correct to the best of their
info	ormation and belief, and can be supported by doc information provided herein. Furthermore, the	umentation if called upon to substantiate
the	information provided herein. Furthermore, the	parties agree that disallowance of any
clai	imed exemption, or other determination of addition of the tax due plus interest at 1% per month.	onal tax due, may result in a penalty of Pursuant to NRS 375 030, the Buver and
Sel	ler shall be jointly and seyerally, liable for any addit	tional amount owed.
-	nature: Donald W. House	
_	nature:	Capacity:
O.g	SELLER (GRANTOR) INFORMATION	BUYER (GRANTEE) INFORMATION
	(REQUIRED)	(REQUIRED)
Drie	Donald W. House and Janet M. nt Name: House	Print Name: Tony Ward
	dress: 110 Deer Drive	Address: P.O. Box 986 2647
		City: Paradise GARONERVILLE
City Sta		State: <u>CANU</u> Zip: <u>95967</u> 8944
	MPANY/PERSON REQUESTING RECORDING (
22	First American Title Insurance	
Pri	nt Name: Company	File Number: 12142-2522162 JF/ JF
Add	dress 4620 S. Carson Street, Suite 5	State: NV Zip:89701
City	y: Carson City	