

A.P.N.: 1220-16-310-058
File No: 121-2584326 (MH)
R.P.T.T.: \$643.50

When Recorded Mail To: Mail Tax Statements To:
Daniel Gray
1284 Redwood Cir #2
Gardnerville, NV 89460

GRANT, BARGAIN and SALE DEED

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

Craig Morgan and Michaela Morgan, husband and wife as joint tenants

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

Daniel Gray, a married man as his sole and separate property

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

LOT 74, IN BUILDING J, AS SET FORTH ON THE MAP OF SEQUOIA VILLAGE TOWNHOUSES - I, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA ON NOVEMBER 14, 1979, AS DOCUMENT NO. 38712, AND AS CORRECTED BY CERTIFICATE OF AMENDMENT RECORDED JULY 14, 1980, AS DOCUMENT NO. 46136.

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.

Date: 02/18/2020

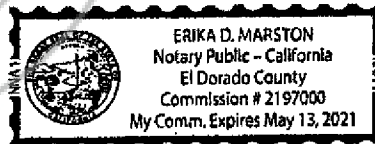
Craig Morgan
Craig Morgan
Michaela Morgan
Michaela Morgan

STATE OF ELM CA
~~NEVADA~~)
COUNTY OF ELM EL Dorado : ss.
WASHOE)

This instrument was acknowledged before me on March 25, 2020 by
~~at~~ Craig Morgan and Michaela Morgan.

Erika Marston
Notary Public
(My commission expires: 5/13/21)

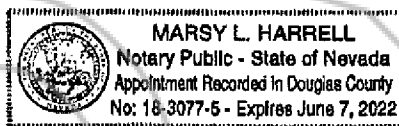
This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated
February 18, 2020 under Escrow No. **121-2584326.**



STATE OF NEVADA)
) :SS.
COUNTY OF WASHOE)

This instrument was acknowledged before me on March 27, 2020 by
Craig Morgan

Marsy L. Harrell
Notary Public
(My commission expires: 6-7-2022)



COOPER

WASHOE COUNTY RECORDER

OFFICE OF THE RECORDER
KALIE M. WORK, RECORDER

1001 E. NINTH STREET
RENO, NV 89512
PHONE (775) 328-3661
FAX (775) 325-8010

LEGIBILITY NOTICE

The Washoe County Recorder's Office has determined that the attached document may not be suitable for recording by the method used by the Recorder to preserve the Recorder's records. The customer was advised that copies reproduced from the recorded document would not be legible. However, the customer demanded that the document be recorded without delay as the parties rights may be adversely affected because of a delay in recording. Therefore, pursuant to NRS 247.120 (3), the County Recorder accepted the document conditionally, based on the undersigned's representation (1) that a suitable copy will be submitted at a later date (2) it is impossible or impracticable to submit a more suitable copy.

By my signing below, I acknowledge that I have been advised that once the document has been microfilmed it may not reproduce a legible copy.



Signature



Date



Printed Name

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1220-16-310-058
- 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) Comm1/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: \$165,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$165,000.00
- d) Real Property Transfer Tax Due \$643.50

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: _____

Capacity: Buyer
Capacity: _____

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

Print Name: Craig Morgan and Michaela Morgan
Address: PO Box 550218
City: South Lake Tahoe
State: CA Zip: 96155

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

Print Name: Daniel Gray
Address: 1284 Redwood. 1 cl 2
City: Gardnerville
State: NV Zip: 89460

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

Print Name: Company
Address: 5310 Kietzke Lane, Suite 100
City: Reno

File Number: 121-2584326 MH/ MH
State: NV Zip: 89511-2043

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