

A.P.N.: 1420-33-213-011
File No: 143-2585331 (mk)
R.P.T.T.: \$1,540.50

When Recorded Mail To: Mail Tax Statements To:
Blair J. Readhead
1288 Bridle Way
Minden, NV 89423

GRANT, BARGAIN and SALE DEED

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

Mathew A. Diederich and Cheryl A. Diederich, husband and wife as joint tenants

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

Blair J. Readhead, a single man

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

LOT 22, BLOCK C, AS SHOWN ON THE FINAL MAP OF "WILDHORSE" UNIT 1, A PLANNED UNIT DEVELOPMENT, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON AUGUST 3, 1989, IN BOOK 889, PAGE 450, AS DOCUMENT NO. 207982.

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: 02/27/2020

Mathew Diederich
Mathew A. Diederich

Cheryl A. Diederich
Cheryl A. Diederich

STATE OF ^{GA} ~~NEVADA~~ GEORGIA)
COUNTY OF ^{CHEROKEE} ~~DOUGLAS~~) : ss.
Cherokee

This instrument was acknowledged before me on MARCH 30, 2020 by **Mathew A. Diederich and Cheryl A. Diederich.**

Robert R. Stine
Notary Public
(My commission expires: MAY 28 2022)

ROBERT R STINE
Notary Public - State of Georgia
Cherokee County
My Commission Expires May 28, 2022

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **February 27, 2020** under Escrow No. **143-2585331**.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 1420-33-213-011
 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: \$395,000.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$395,000.00
 d) Real Property Transfer Tax Due \$1,540.50

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: Agent
 Capacity: _____

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

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

Print Name: Mathew A. Diederich and Cheryl A. Diederich
 Address: 4637 Breakwater Way
 City: Marietta
 State: GA Zip: 30066

Print Name: Blair J. Readhead
 Address: 1288 Bridle Way
 City: Minden
 State: NV Zip: 89423

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

Print Name: First American Title Insurance Company
 Address: 1663 US Highway 395, Suite 101
 City: Minden

File Number: 143-2585331 mk/ et
 State: NV Zip: 89423

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