

DOUGLAS COUNTY, NV
RPTT:\$1530.75 Rec:\$40.00
\$1,570.75 Pgs=3
04/13/2020 01:14 PM
FIRST AMERICAN TITLE MINDEN
KAREN ELLISON, RECORDER

A.P.N.: 1320-29-118-004
File No: 143-2587037 (mk)
R.P.T.T.: \$1,530.75

When Recorded Mail To: Mail Tax Statements To:
Janell D. Stokes
695 Morgan Ranch Drive
Grass Valley, CA 95945

GRANT, BARGAIN and SALE DEED

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

David Troutner and Diana Troutner, husband and wife as joint tenants

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

Janell D. Stokes, an unmarried woman

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

PARCEL 1:

UNIT 144, AS SHOWN ON THE OFFICIAL PLAT OF WINHAVEN, UNIT NO. 4, PHASE B, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER, RECORDED AUGUST 19, 1993 IN BOOK 893 OF OFFICIAL RECORDS, AT PAGE 3899, DOUGLAS COUNTY, NEVADA, AS DOCUMENT NO. 315527.

PARCEL 2:

A NON-EXCLUSIVE EASEMENT FOR USE, ENJOYMENT, INGRESS AND EGRESS OVER THE COMMON AREA AS SET FORTH IN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED SEPTEMBER 28, 1990 IN BOOK 990, PAGE 4348, AS DOCUMENT NO. 235644, 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.

Date: 03/15/2020



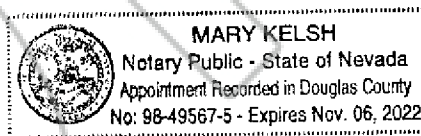
David Troutner
David Troutner

Diana Troutner
Diana Troutner

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

This instrument was acknowledged before me on 4-9-2020 by **David Troutner and Diana Troutner.**

Mary Kelsh
Notary Public
(My commission expires: 11-6-22)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **March 15, 2020** under Escrow No. **143-2587037.**

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 1320-29-118-004
 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: \$392,500.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$392,500.00
 d) Real Property Transfer Tax Due \$1,530.75

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] Capacity: agent
 Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION (REQUIRED)
 David Troutner and Diana
 Print Name: Troutner
 Address: 1093 Wisteria Drive
 City: Minden
 State: NV Zip: 89423

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: Janell D. Stokes
 Address: 695 Morgan Ranch Drive
 City: Grass Valley
 State: CA Zip: 95945

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 First American Title Insurance
 Print Name: Company File Number: 143-2587037 mk/ mk
 Address: 1663 US Highway 395, Suite 101
 City: Minden State: NV Zip: 89423

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