

DOUGLAS COUNTY, NV **2020-947003**
RPTT:\$1033.50 Rec:\$40.00
\$1,073.50 Pgs=3 **06/02/2020 01:23 PM**
SIGNATURE TITLE - ZEPHYR COVE
KAREN ELLISON, RECORDER

APN: **1320-30-710-002**

RECORDING REQUESTED BY:
SIGNATURE TITLE COMPANY LLC
1664 US HWY 395 NORTH, SUITE 105
MINDEN, NV 89423

MAIL RECORDABLE DOCS AND
Tax Statements to:
Darlene Karjola
1678 Hwy 395, #4
Minden, NV 89423

ESCROW NO: 44000031-NF4

RPTT \$1,033.50

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Evan Rowley, a married man as his sole and separate property, who acquired title as, Evan Rowley, a single man


FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell, and Convey to:

Darlene Karjola, an unmarried woman

all that real property situated in the City of Minden, County of Douglas, State of Nevada, described as follows:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

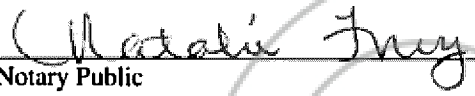

Evan Rowley

STATE OF NEVADA
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on 05/12/2020

by Evan Rowley


Notary Public (seal)


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

EXHIBIT A
Legal Description

PARCEL 1:

Unit 4, as shown on the Planned Unit Development Map (PD 03-005) for MINDEN TOWNHOMES, filed in the office of the Douglas County Recorder on February 2, 2004 as File No. 603488.

PARCEL 2:

An undivided 1/31st interest in the common elements shown on the above mentioned Planned Unit Development Map and as set forth in the Declaration of Covenants, Conditions, and Restrictions for MINDEN TOWNHOME, recorded November 5, 2003 in Book 1103, Page 2081, Document No. 595951 and in the Amended and Restated Declaration Recorded February 6, 2004, in Book 204, Page 2633, Document No. 604005.

PARCEL 3:

An exclusive easement for the use and enjoyment of the Limited Common Elements appurtenant to Parcel One, described above, as shown on the above mentioned Planned Unit Development Map and as set forth in the above mentioned Declaration and Amended and Restated Declaration.

APN: 1320-30-710-002

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a. 1320-30-710-002
 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'/Ind'l
 g. Agricultural h. Mobile Home
 i. Other _____

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

3. a. Total Value/Sales Price of Property: \$ 264,900.00
 b. Deed in Lieu of Foreclosure Only (value of property) \$ _____
 c. Transfer Tax Value \$ 264,900.00
 d. Real Property Transfer Tax Due: \$ 1,033.50

4. **If Exemption Claimed**
 a. Transfer Tax Exemption, per NRS 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 Officer
 Signature _____ Capacity _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**
 Print Name: Evan Rowley
 Address: 8622 Jackie Drive
 City: San Diego
 State: CA Zip: 92119

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**
 Print Name: Darlene Karjola
 Address: 1678 Highway 395 #4
 City: Minden
 State: NV Zip: 89423

COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)
 Print Name: Signature Title Company LLC Escrow No.: 44000031-440-NF4
 Address: 1664 US Hwy 395 North, Suite 105
 City, State, Zip: Minden, NV 89423

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED