

A.P.N.: 1420-34-201-013  
File No: 121-2592201 (MLR)  
R.P.T.T.: \$2,008.50

When Recorded Mail To: Mail Tax Statements To:  
Timothy Morley  
2713 Kayne Avenue  
Minden, NV 89423

**GRANT, BARGAIN and SALE DEED**

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

Amber L. Cummins and Christopher O. Cummins, husband and wife, as community property, with right of survivorship

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

Timothy Morley, an unmarried man

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

**A PORTION OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 14 NORTH, RANGE 20 EAST, M.D.B.&M. COMMENCING AT THE ONE-QUARTER CORNER COMMON TO SECTIONS 33 & 34, TOWNSHIP 14 NORTH, RANGE 20 EAST, M.D.B.&M.; THENCE NORTH 89° 55' 20" EAST 661.70 FEET; THENCE NORTH 0° 02' 47" EAST 311.60 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 0° 02' 47" EAST 140.80 FEET; THENCE NORTH 89° 55' 20" EAST 330 FEET; THENCE SOUTH 0° 02' 47" WEST 140.80 FEET; THENCE SOUTH 89° 55' 20" WEST 330 FEET TO THE TRUE POINT OF BEGINNING AND BEING A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 14 NORTH, RANGE 20 EAST, M.D.B.&M.**

**NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED OCTOBER 16, 2009, IN BOOK 1009, PAGE 3170, AS INSTRUMENT NO. 752309.**

*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: 07/04/2020

COPY

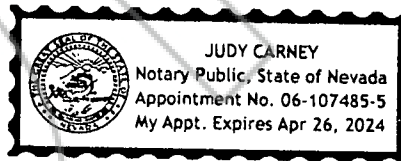
Amber L Cummins  
Amber L Cummins

[Signature]  
Christopher O Cummins

STATE OF **NEVADA** )  
COUNTY OF **WASHOE Douglas** ) : ss.

This instrument was acknowledged before me on 7-9-2020 by  
**Amber L Cummins and Christopher O Cummins.**

[Signature]  
Notary Public  
(My commission expires: 4/26/24 )



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **July 04, 2020** under Escrow No. **121-2592201.**

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1420-34-201-013
- 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: \$515,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )
- c) Transfer Tax Value: \$515,000.00
- d) Real Property Transfer Tax Due \$2,008.50

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: seller

Signature: [Signature]

Capacity: seller

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

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

Amber L Cummins and  
Print Name: Christopher O Cummins  
Address: 2780 Fuller Ave  
City: Minden  
State: NV Zip: 89423

Print Name: Timothy Morley  
Address: 2713 Kayne Avenue  
City: Minden  
State: NV Zip: 89423

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

First American Title Insurance  
Print Name: Company  
Address: 5310 Kietzke Lane, Suite 100  
City: Reno

File Number: 121-2592201 MLR/ dm  
State: NV Zip: 89511-2043

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