

DOUGLAS COUNTY, NV **2020-949210**
RPTT:\$2418.00 Rec:\$40.00
\$2,458.00 Pgs=2 **07/15/2020 12:24 PM**
FIRST AMERICAN TITLE MINDEN
KAREN ELLISON, RECORDER

A.P. No. 1320-32-711-003
Escrow No. 143-2595634-mk/CJ
R.P.T.T. \$2,418.00

WHEN RECORDED RETURN TO:

The Chowanec Family Revocable Trust dated
March 11, 1994
240 Hansen Lane
Gardnerville, NV 89460

MAIL TAX STATEMENTS TO:

240 Hansen Lane
Gardnerville, NV 89460

GRANT, BARGAIN and SALE DEED

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

Bonnie Louise Currier, a married woman as her sole and separate property

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

William John Chowanec and Carolyn Healy Chowanec, as Trustees of The Chowanec
Family Revocable Trust dated March 11, 1994

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

**LOT 3 OF CENTERTOWNE TOWNHOMES, ACCORDING TO THE PLAT THEREOF AS
RECORDED SEPTEMBER 23, 1980, IN BOOK 980, PAGE 1791, AS DOCUMENT NO.
48851 AND AS AMENDED BY THAT PARTIAL REVERSION TO ACREAGE PLAT
RECORDED SEPTEMBER 26, 1990, IN BOOK 990, PAGE 3832, AS DOCUMENT NO.
235401, OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA.**

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.

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.

Date: 07/13/2020

Bonnie Louise Currier
Bonnie Louise Currier

STATE OF NEVADA)
 : ss.
COUNTY OF)
DOUGLAS

This instrument was acknowledged before me on
7.15.2020 by
Bonnie Louise Currier.

Emily Tobias
Notary Public
(My commission expires: 5/31/21)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated 07/13/2020 under Escrow No. 143-2595634

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 1320-32-711-003
 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: \$620,000.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$620,000.00
 d) Real Property Transfer Tax Due \$2,418.00

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: agp
 Capacity: _____

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

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

Print Name: Bonnie Louise Currier
 Address: 1608 Burrukia Street
 City: Minden
 State: NV Zip: 89423

The Chowanec Family
 Revocable Trust dated
 Print Name: March 11, 1994
 Address: 240 Hansen Lane
 City: Gardnerville
 State: NV Zip: 89460

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

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

File Number: 143-2595634 mk/ mk
 State: NV Zip: 89423

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