

DOUGLAS COUNTY, NV

2020-952584

RPTT:\$819.00 Rec:\$40.00

\$859.00 Pgs=3

09/15/2020 03:40 PM

TICOR TITLE - GARDNERVILLE

KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO:

Ryan Morgan
9500 CORDOBA BLVD
SPARKS, NV 89441

MAIL TAX STATEMENTS TO:

Ryan Morgan
9500 CORDOBA BLVD
SPARKS, NV 89441

Escrow No. 2006319-RLT

The undersigned hereby affirms that this document
submitted for recording does not contain the social
security number of any person or persons.

(Pursuant to NRS 239b.030)

APN No.: 1219-26-001-043

SPACE ABOVE FOR RECORDER'S USE ONLY

R.P.T.T. \$ 819.00

GRANT, BARGAIN, SALE DEED

**THIS INDENTURE WITNESSETH: That Dwight Thomas Dumpert and Carma A. Caughlan,
Husband and Wife, as Joint Tenants**

**FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby
Grant, Bargain, Sell and Convey to Ryan Morgan and Debra Morgan , Husband and Wife, as joint
tenants**

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

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

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

Dwight Thomas Dumpert Carma A. Caughlan
Dwight Thomas Dumpert Carma A. Caughlan

STATE OF NEVADA ^{MA} } ss:
COUNTY OF DOUGLAS ^{Plymouth} }

This instrument was acknowledged before me on , Sept. 10, 2020
by Dwight Thomas Dumpert and Carma A. Caughlan

NOTARY PUBLIC

Michael J. O'Sullivan
My Com Exp 3/2/23
This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow
No. 02006319.



MICHAEL J. O'SULLIVAN
Notary Public
Commonwealth of Massachusetts
My Commission Expires March 2, 2023

Escrow No. 2006319-RLT

**EXHIBIT A
LEGAL DESCRIPTION**

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

PARCEL 1

BEGINNING at the Southwesterly corner of Lot 2A of that certain Record of Survey in support of a Boundary Line Adjustment for the Jerald R. Jackson 1075 Trust and the Irene M. Windholz Trust, recorded in Book 802 at Page 4320 as Document No. 549527 of the Official Records of said Douglas County; thence Northerly along the Westerly line of said Lot 2A and the Westerly line of Lot 1 of that certain Amended Record of Survey for Jerald R. Jackson, recorded in Book 501 at Page 9960 as Document No. 515523 of the Official Records of said Douglas County, N. 26°18'40" W., 359.60 feet to the Northwesterly corner of said Lot 1; thence Easterly along the Northerly line of said Lot 1, N. 71°25'05" E., 247.86 feet; thence S. 26°18'42" E., 349.83 feet to a point at on the Southerly line of said Lot 2A; thence Westerly along said Southerly line, S. 69°10'12" W., 246.74 feet to the Point of Beginning.

Said land further imposed as Lot 2A-1 as set forth on that certain Record of Survey Recorded January 14, 2003, as Document No. 563882.

PARCEL 2

An easement for roadway purposes, over and across all the defined roadway easements as set forth in Grant, Bargain, Sale Deed executed by Jerald R. Jackson Trustee and Irene M. Windholz, Trustee and filed for record with Douglas County Recorder on May 31, 2001 in Book 0501, Page 9961 as Document No. 0515524 and being further depicted on the Amended Record of Survey for Jerald R. Jackson filed for record with the Douglas County Recorder on May 31, 2001 in Book 0501, Page 9960 as Document No. 0515523.

Note: Document No. 626750, recorded October 14, 2004 in Book 1004, Page 5904 is provided pursuant to the requirements of Section 6.NRS 111.312.

APN: 1219-26-001-043

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a. 1219-26-001-043
 b. _____
 c. _____
 d. _____

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: \$ 210,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) \$ _____
 c. Transfer Tax Value \$ 210,000.00
 d. Real Property Transfer Tax Due: \$ 819.00

4. **If Exemption Claimed**
 a. Transfer Tax Exemption, per NRS 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 Dwight Thomas Dumpert Capacity Grantor
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
 (REQUIRED)
 Print Name: Dwight Thomas Dumpert *Carma*
 Address: 7585 N Goodrich Square *A. Conner*
 City: New Albany
 State: OH Zip: 43054

BUYER (GRANTEE) INFORMATION
 (REQUIRED)
 Print Name: Ryan Morgan *Debra Morgan*
 Address: 9500 CORDOBA BLVD
 City: SPARKS
 State: NV Zip: 89441

COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)
 Print Name: Ticor Title of Nevada, Inc. Escrow No.: 02006319-020-RLT
 Address: 1483 US Highway 395 N, Suite B
 City, State, Zip: Gardnerville, NV 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED