

DOUGLAS COUNTY, NV
RPTT:\$1384.50 Rec:\$40.00
\$1,424.50 Pgs=2
FIRST AMERICAN TITLE MINDEN
KAREN ELLISON, RECORDER

2020-953275

09/24/2020 01:08 PM

A.P.N.: 1220-21-610-085
File No: 143-2599344 (mk)
R.P.T.T.: \$1,384.50

When Recorded Mail To: Mail Tax Statements To:
Michael Herron JR & Courtney L. Hitsman
1392 Honeybee Lane
Gardnerville, NV 89460

GRANT, BARGAIN and SALE DEED

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

Jesse Sparman and Kileen Sparman, husband and wife as joint tenants with right of survivorship

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

Michael Herron JR, a single man, and Courtney L. Hitsman, a single woman, as joint tenants with right of survivorship

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

LOT 62, AS SHOWN ON THE OFFICIAL MAP OF GARDNERVILLE RANCHOS UNIT NO. 6, FILED FOR RECORD ON MAY 29, 1973, IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA AS DOCUMENT NO. 66512.

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.

Jesse Sparman
Jesse Sparman

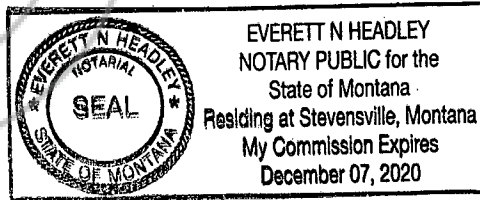
Kileen Sparman
Kileen Sparman

STATE OF ~~NEVADA~~ ^{MT})
COUNTY OF ~~DOUGLAS~~ ^{MISSOULA} : ss.

This instrument was acknowledged before me on 9/22/2020 by
Jesse Sparman and Kileen Sparman.

[Signature]
Notary Public
(My commission expires: 12/7/2020)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow
No. 143-2599344.



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 1220-21-610-085
 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: \$355,000.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$355,000.00
 d) Real Property Transfer Tax Due \$1,384.50

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]
 Signature: _____

Capacity: Agent
 Capacity: _____

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

Print Name: Jesse Sparman and Kileen Sparman
 Address: 1647 Shindig Dr #304
 City: Missoula
 State: MT Zip: 59808

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

Print Name: Michael Herron JR & Courtney L. Hitsman
 Address: 1392 Honeybee Lane
 City: Gardnerville
 State: NV Zip: 89460

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

Print Name: Company
 Address 1663 US Highway 395, Suite 101
 City: Minden

File Number: 143-2599344 mk/ et
 State: NV Zip: 89423

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