

DOUGLAS COUNTY, NV **2020-954132**
RPTT:\$1267.50 Rec:\$40.00
\$1,307.50 Pgs=4 10/08/2020 03:55 PM
TICOR TITLE - GARDNERVILLE
KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO:
James W. Gerlacher Jr.
Karen E. Gerlacher
693 Bowles Lane
Gardnerville, NV 89460-8117

MAIL TAX STATEMENTS TO:
Same as above

Escrow No. 2006235-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.: 1220-22-310-019
R.P.T.T. \$1,267.50

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Heather Stinchcomb and Melonee Stuart, Administrators of the Estate of Timothy Scott Dlugos filed in the Second Judicial Court of the State of Nevada in and for the County of Washoe, Case No PR 20-00295

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to James Gerlacher Jr. and Karen Gerlacher 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.

Signature and notary acknowledgement on page two.

SIGNED IN COUNTERPART

Heather Stinchcomb and Melonee Stuart, Administrators of the Estate of Timothy Scott Dlugos filed in the Second Judicial Court of the State of Nevada in and for the County of Washoe, Case No PR 20-00295

Heather Stinchcomb
Heather Stinchcomb, Administrator

Melonee Stuart, Administrator

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

SR
STATE OF NEVADA *California*
COUNTY OF DOUGLAS *San Diego*
SR

} ss:

This instrument was acknowledged before me on, 10/06/2020
by Heather Stinchcomb and Melonee Stuart, Administrators of the Estate of Timothy Scott Dlugos filed in the Second Judicial Court of the State of Nevada in and for the County of Washoe, Case No PR 20-00295 *SR*

[Signature]
NOTARY PUBLIC

This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow No. 02006235.



Heather Stinchcomb and Melonee Stuart, Administrators of the Estate of Timothy Scott Dlugos filed in the Second Judicial Court of the State of Nevada in and for the County of Washoe, Case No PR 20-00295

Heather Stinchcomb, Administrator
Melonee Stuart
Melonee Stuart, Administrator

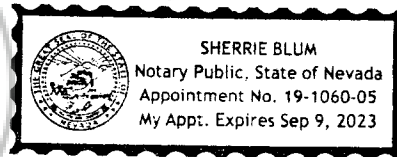
STATE OF NEVADA
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on, October 7, 2020
by ~~Heather Stinchcomb and Melonee Stuart~~, Administrators of the Estate of Timothy Scott Dlugos filed in the Second Judicial Court of the State of Nevada in and for the County of Washoe, Case No PR 20-00295 *Only.*

NOTARY PUBLIC

This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow No. 02006235.



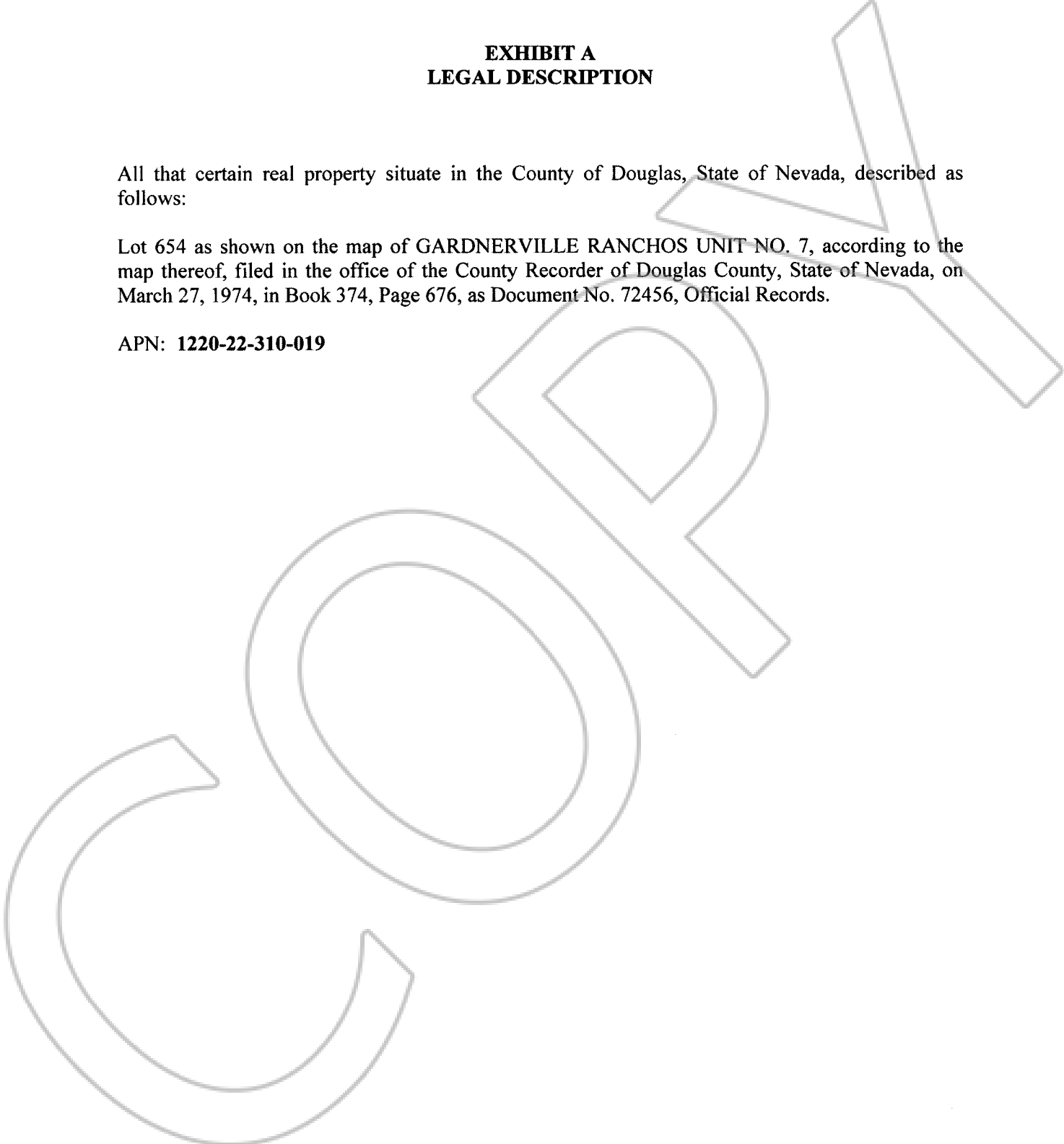
Escrow No. 2006235-RLT

**EXHIBIT A
LEGAL DESCRIPTION**

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

Lot 654 as shown on the map of GARDNERVILLE RANCHOS UNIT NO. 7, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on March 27, 1974, in Book 374, Page 676, as Document No. 72456, Official Records.

APN: **1220-22-310-019**



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a. 1220-22-310-019
 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 ONLY	
Book _____	Page _____
Date of Recording: _____	
Notes: _____	

3. a. Total Value/Sales Price of Property: \$ 325,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) \$ _____
 c. Transfer Tax Value \$ 325,000.00
 d. Real Property Transfer Tax Due: \$ 1,267.50

4. **If Exemption Claimed**
 a. Transfer Tax Exemption, per NRS 375.090, Section _____
 b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____ %

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 Melonee Stuart Capacity Grantor
 Signature _____ Capacity _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**
 Print Name: Heather Stinchcomb and Melonee Stuart, Administrators of the Estate of Timothy Scott Dlugos filed in the Second Judicial Court of the State of Nevada in and for the County of Washoe, Case No PR 20-00295
 Address: 1045 Stanzel Ct
 City: Bronckido
 State: CA Zip: 91202

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**
 Print Name: James W. Gerlach Jr. X
Karen Gerlach
 Address: 893 Bowles Lane
 City: Gardnerville
 State: NV Zip: 89460

COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)
 Print Name: Tigor Title of Nevada, Inc. Escrow No.: 02006235-020-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