

DOUGLAS COUNTY, NV **2020-955116**  
RPTT:\$2418.00 Rec:\$40.00  
\$2,458.00 Pgs=2 10/23/2020 12:50 PM  
FIRST AMERICAN TITLE MINDEN  
KAREN ELLISON, RECORDER

A.P.N.: 1320-32-711-002  
File No: 143-2600961 (mk)  
R.P.T.T.: \$2,418.00

When Recorded Mail To: Mail Tax Statements To:  
The Chowanec Family Revocable Trust dated March 11, 1994  
240 Hansen Lane  
Gardnerville, NV 89460

***GRANT, BARGAIN and SALE DEED***

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

Glenn R. Currier and Bonnie L. Currier, husband and wife, as joint tenants

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 2 OF CENTERTOWNE TOWNHOMES, ACCORDING TO THE PLAT THEREOF AS  
RECORDED SEPTEMBER 23, 1980, IN BOOK 980, PAGE 1781, 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.**

*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.

Glenn R. Currier  
Glenn R. Currier

Bonnie L. Currier  
Bonnie L. Currier

STATE OF **NEVADA** )  
 ) : ss.  
COUNTY OF **DOUGLAS** )

This instrument was acknowledged before me on 10-15-2020 by  
**Glenn R. Currier and Bonnie L. Currier.**

Mary Kelsh  
Notary Public  
(My commission expires: 11-6-22)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow  
No. 143-2600961.



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1320-32-711-002
- 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]  
Signature: \_\_\_\_\_

Capacity: [Signature]  
Capacity: \_\_\_\_\_

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

Print Name: Glenn R. Currier and Bonnie L. Currier  
Address: 1608 Burrukia Street  
City: Minden  
State: NV Zip: 89423

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

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

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

Print Name: First American Title Insurance Company File Number: 143-2600961 mk/ KF  
Address: 1663 US Highway 395, Suite 101  
City: Minden State: NV Zip: 89423

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