

APN# : 1320-33-818-023

RPTT: \$1,833.00

DOUGLAS COUNTY, NV **2020-955138**  
RPTT:\$1833.00 Rec:\$40.00  
\$1,873.00 Pgs=3 10/23/2020 02:30 PM  
ETRCO  
KAREN ELLISON, RECORDER

Recording Requested By:  
Western Title Company

Escrow No.: 120395-WLD  
When Recorded Mail To:  
Jesse M. Washington  
1464 Cardiff Drive.  
Gardnerville, NV 89410

Mail Tax Statements to: (deeds only)  
Same as Above

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons.  
(Per NRS 239B.030)

Signature \_\_\_\_\_

Wendy Dunbar

Escrow Officer

\_\_\_\_\_  
**Grant, Bargain, and Sale Deed**

This page added to provide additional information required by NRS 111.312  
(additional recording fee applies)

## GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That

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

Lynne V. Theisen, surviving joint tenant

do(es) hereby GRANT(s) BARGAIN SELL and CONVEY to

Jesse M. Washington, a married man as his sole and separate property

and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Gardnerville, County of Douglas State of Nevada bounded and described as follows:

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

Lot 54 in Block D of CHICHESTER ESTATES PHASE 13 Final Subdivision Map No. 1006-13, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on October 04, 2004, lin Book 1004, page 1052, as Document No. 625784.


TOGETHER with all tenements, hereditaments and appurtenances, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: 10/19/2020

Lynne V. Theisen  
Lynne V. Theisen

STATE OF Nevada } ss  
COUNTY OF Douglas  
This instrument was acknowledged before me on October 22, 2020 By Lynne V. Theisen.

[Signature]  
Notary Public

 **WENDY DUNBAR**  
Notary Public - State of Nevada  
Appointment Recorded in Douglas County  
No: 02-79065-5 - Expires Dec. 16, 2022

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. **Assessors Parcel Number(s)**  
a) 1320-33-818-023

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 \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE ONLY</b> NOTES: _____ _____
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3. **Total Value/Sales Price of Property:**

Deed in Lieu of Foreclosure Only (value of property) \_\_\_\_\_  
Transfer Tax Value: \_\_\_\_\_  
Real Property Transfer Tax Due: \_\_\_\_\_

\$470,000.00

\$470,000.00

\$1,833.00

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per NRS 375.090, Section:
- b. Explain Reason for Exemption:

5. **Partial Interest: Percentage being transferred: 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 disallowance of any claimed exception, 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: \_\_\_\_\_ Capacity: Escrow agent  
Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**

(REQUIRED)  
Print Name: Lynne V. Theisen  
Address: 32 Gitana Ave.  
City: Camarillo  
State: CA Zip: 93012

**BUYER (GRANTEE) INFORMATION**

(REQUIRED)  
Print Name: Jesse M. Washington  
Address: 1464 Cardiff Drive.  
City: Gardnerville  
State: NV Zip: 89410

**COMPANY/PERSON REQUESTING RECORDING**

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Western Title Company, LLC Esc. #: 120395-WLD  
Address: Douglas Office  
1362 Highway 395, Ste. 109  
City/State/Zip: Gardnerville, NV 89410