

**APN: 1320-30-802-005**

**RECORDING REQUESTED BY:**

Oliver Adams & Erica Adams  
1769 Heather Circle  
Minden, NV 89423

**AFTER RECORDATION, RETURN BY MAIL TO:**

Oliver Adams & Erica Adams  
1769 Heather Circle  
Minden, NV 89423



KAREN ELLISON, RECORDER

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**GRANT, BARGAIN, SALE DEED**

**THIS INDENTURE WITNESSETH:** On this 28 day of October, 2020, ANN C. PETERS, a widow, does hereby Grant, Bargain, Sell and Convey to OLIVER P. ADAMS and ERICA R. ADAMS, husband and wife as joint tenants with right of survivorship, and to the heirs and assigns of such Grantees forever, her interest in all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

PARCEL 1 as set forth on the Final Parcel Map #2 for EAGLE VALLEY CONSTRUCTION COMPANY, filed for record in the Office of the Douglas County Recorder on April 28, 1995, in Book 495, of Official Records, Page 4639, as Document No. 361162

Per NRS 111.312, this legal description was previously recorded at Document No. 2018-914289 on 05/16/2018.

Subject to Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any. TOGETHER with all and singular the tenements, hereditaments and appurtenances now of record, if any.

**IN WITNESS WHEREOF**, the said first party has signed and sealed these presents the day and year first above written.

Ann C. Peters  
Ann C. Peters

STATE OF NEVADA )  
 ) ss.  
COUNTY OF DOUGLAS )

This instrument was acknowledged before me on the 28 day of October, 2020, by Ann C. Peters

Brittany Smith  
Notary Public



STATE OF NEVADA  
DECLARATION OF VALUE

- 1. Assessor Parcel Number(s)
  - a) 1320-30-802-005
  - 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 \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: _____	

- 3. Total Value/Sales Price of Property: \$ 600,000
- Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )
- Transfer Tax Value: \$ 600,000
- Real Property Transfer Tax Due: \$ 2,340

- 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 Ann Peters Capacity Grantor

Signature \_\_\_\_\_ Capacity \_\_\_\_\_

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

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

Print Name: Ann C. Peters  
 Address: P.O. 196  
 City: Genoa  
 State: NV Zip: 89411

Print Name: Oliver P. Adams & Erica R. Adams  
 Address: 1769 Heather Cir.  
 City: Minden  
 State: NV Zip: 89423

**COMPANY/PERSON REQUESTING RECORDING**

(required if not the seller or buyer)

Print Name: \_\_\_\_\_ Escrow # \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

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