

DOUGLAS COUNTY, NV **2020-956342**
RPTT:\$1357.20 Rec:\$40.00
\$1,397.20 Pgs=2 11/13/2020 09:02 AM
FIRST AMERICAN TITLE MINDEN
KAREN ELLISON, RECORDER

A.P.N.: 1419-22-710-015
File No: 143-2606690 (mk)
R.P.T.T.: \$1,357.20

When Recorded Mail To: Mail Tax Statements To:
Douglas W. Murphy
P.O. box 1054
Genoa , NV 89411

GRANT, BARGAIN and SALE DEED

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

Myron G. Wozniak and Veronika Wozniak, husband and wife as joint tenants with right of survivorship

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

Douglas W. Murphy, an unmarried man


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

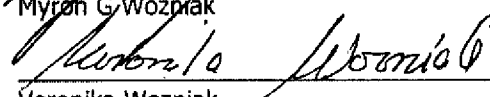
LOT 68, AS SHOWN ON THE FINAL SUBDIVISION MAP PLANNED UNIT DEVELOPMENT PD 05-012 FOR CANYON CREEK ESTATES, RECORDED ON MARCH 15, 2007, IN THE OFFICE OF THE COUNTY RECORDER, DOUGLAS COUNTY, NEVADA, IN BOOK 0307 AT PAGE 4530 AS DOCUMENT NO. 697065, OFFICIAL RECORDS, AND THAT CERTAIN CERTIFICATE OF AMENDMENT RECORDED ON MARCH 27, 2007 IN BOOK 0307 AT PAGE 8650 AS DOCUMENT NO. 0697842 CHANGING THE NAME OF THE SUBDIVISION MAP TO CANYON CREEK ESTATES PHASE 2.

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.



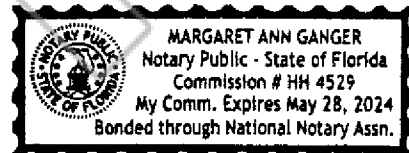
Myron G. Wozniak


Veronika Wozniak

STATE OF Florida)
COUNTY OF Brevard) : ss.

This instrument was acknowledged before me on November 6, 2020 by **Myron G Wozniak and Veronika Wozniak.**

Margaret Ann Ganger
Margaret Ann Ganger
Notary Public
(My commission expires: May 28, 2024)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. 143-2606690.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1419-22-710-015
- 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: \$348,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$348,000.00
- d) Real Property Transfer Tax Due \$1,357.20

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: Myron G Wozniak and Veronika Wozniak
Address: 408 Hiawatha Way
City: Melbourne Beach
State: FL Zip: 32951

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

Print Name: Douglas W. Murphy
Address: P.O. box 1054
City: Genoa
State: NV Zip: 89411

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

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

File Number: 143-2606690 mk/ mk
State: NV Zip: 89423

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