

A.P.N.: 1420-07-112-010
File No: 143-2605827 (et)
R.P.T.T.: \$1,657.50

When Recorded Mail To: Mail Tax Statements To:
Tessa E. Rush
888 Valley Crest Dr
Carson City, NV 89705

GRANT, BARGAIN and SALE DEED

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

Henry S. Conover and Cynthia A. Conover, husband and wife as joint tenants

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

Tessa E. Rush, a married woman as her sole and separate property

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

**LOT K-10 IN BLOCK K OF FINAL MAP #1007-3 OF VALLEY VISTA ESTATES, PHASE 2
RECORDED IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER, STATE OF NEVADA,
ON AUGUST 29, 1997 IN BOOK 897, AT PAGE 6072, AS DOCUMENT NO. 420670 OF
OFFICIAL RECORDS**

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.

Henry S. Conover

Henry S. Conover

Cynthia A. Conover

Cynthia A. Conover

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

This instrument was acknowledged before me on 11.17.2020 by **Henry S. Conover and Cynthia A. Conover.**

Emily Tobias
Notary Public

(My commission expires: 5/31/21)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. 143-2605827.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 1420-07-112-010
 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: \$424,900.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$424,900.00
 d) Real Property Transfer Tax Due \$1,657.50

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: Agent
 Capacity: _____

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

Henry S. Conover and Cynthia A.
 Print Name: Conover
 Address: 1139 Country Club Dr
 City: Minden
 State: NV Zip: 89423

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

Tessa E. Rush and Darryl
 Print Name: Rush
 Address: 888 Valley Crest Dr
 City: Carson City
 State: NV Zip: 89705

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

First American Title Insurance
 Print Name: Company File Number: 143-2605827 et/ et
 Address 1663 US Highway 395, Suite 101
 City: Minden State: NV Zip: 89423

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