

WHEN RECORDED MAIL ORIGINAL  
AND TAX STATEMENTS TO:  
CHARLENA M. MANCHESTER  
Post Office Box 3655  
Stateline, Nevada 89449



KAREN ELLISON, RECORDER

APN 1319-19-710-014

**GRANT, BARGAIN AND SALE DEED**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **HALL RANCHES, LLC,,** a Nevada limited liability company ("Grantor"), does hereby **GRANT, BARGAIN and SELL** to **CHARLENA M. MANCHESTER,** a single woman as her sole and separate property, Post Office Box 3655, Stateline, Nevada 89449 ("Grantee"), the real property situate in Douglas County, State of Nevada, described as follows:

**Parcel 1:**

Lot 490, as shown on the Sixth Amended Map of SUMMIT VILLAGE, recorded on June 25, 1993, as Document 310918 of Official Records.

APN 1319-19-710-014

**TOGETHER WITH** all and singular the tenements, hereditaments, appurtenances, water rights and easements thereon or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, to have and to hold the said premises unto Grantees and to its successors and assigns forever.

Per NRS 111.312, this legal description was previously recorded on August 19, 2005, as Document 0652755.

DATED: December 31, 2020.

GRANTOR:


HALL RANCHES, LLC, a Nevada  
limited liability company

By:   
Thomas J. Hall

Its: Manager

STATE OF NEVADA        )  
                                  ) ss.  
COUNTY OF WASHOE    )

This instrument was acknowledged before me on December 31,  
2020, by THOMAS J. HALL, Manager.

  
NOTARY PUBLIC

 **SHARON M. KNUDSON**  
Notary Public - State of Nevada  
Appointment Recorded in Washoe County  
No: 03-79349-2 - Expires Jan. 24, 2023

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) 1319-19-710-014  
 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 ONLY	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: _____	

3. Total Value/Sales Price of Property: \$71,750.00  
 Deed in Lieu of Foreclosure Only (value of property) \_\_\_\_\_  
 Transfer Tax Value: \$71,750.00  
 Real Property Transfer Tax Due: \$ 280.80

4. If Exemption Claimed:  
 a. Transfer Tax Exemption per NRS 375.090, Section # \_\_\_\_\_  
 b. Explain Reason for Exemption: \_\_\_\_\_

5. Partial Interest: Percentage being transferred: 100.00 %

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 [Handwritten Signature] Capacity Manager

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

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

Print Name: Hall Ranches, LLC  
 Address: Post Office Box 3948  
 City: Reno  
 State: NV Zip: 89505

Print Name: Charlena M. Manchester  
 Address: Post Office Box 3655  
 City: Stateline  
 State: NV Zip: 89449

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)