

DOUGLAS COUNTY, NV

2021-959399

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=2

01/05/2021 08:25 AM

TICOR TITLE - CC (NVTH3K)

KAREN ELLISON, RECORDER

E03

WHEN RECORDED MAIL TO:

Wesley Stewart Osmer
Meagan Ruth Osmer
987 Haystack Dr.
Carson City, NV 89705

MAIL TAX STATEMENTS TO:

Same as above

Escrow No. 2008604-DC1

The undersigned hereby affirms that this document
submitted for recording does not contain the social
security number of any person or persons.

(Pursuant to NRS 239b.030)

APN No.: 1420-08-210-015

R.P.T.T. \$ 0.00

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Wesley Stewart Osmer and Meagan Ruth Osmer, Husband and Wife, as Joint Tenants, who acquired title as Wesley Stewart Osmer, a Single Man and Meagan Ruth Ganung, a Single Woman, as Joint Tenants

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Wesley Stewart Osmer and Meagan Ruth Osmer, Husband and Wife, as Joint Tenants

all that real property situated in the County of Douglas, State of Nevada, described as follows:

Lot 5 in Block D, of the FINAL MAP OF SUNRIDGE HEIGHTS, PHASE 3, a Planned Unit Development, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on June 1, 1994, in Book 694, Page 1 as Document No. 338607.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Signature and notary acknowledgement on page two.

Wesley Stewart Osmer
Wesley Stewart Osmer

Meagan Ruth Osmer AKA Meagan R Ganung
Meagan Ruth Osmer, AKA
Meagan Ruth Ganung

STATE OF NEVADA
COUNTY OF DOUGLAS

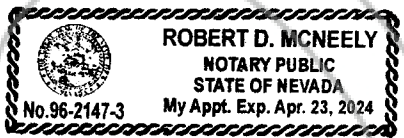
} ss:

This instrument was acknowledged before me on, 12-29-2020

by WESLEY STEWART OSMER AND MEAGAN RUTH OSMER
AKA MEAGAN RUTH GANUNG

Robert D McNeely
NOTARY PUBLIC

This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow
No. 02008604.



STATE OF NEVADA-DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

- a) 1420-08-210-015
- 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 ONLY	
Book _____	Page _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property) \$ _____
) \$ _____
 Transfer Tax Value \$ _____
 Real Property Transfer Tax Due: \$ 0.00

4. If Exemption Claimed

- a. Transfer Tax Exemption, per NRS 375.090, Section Ex #3
- b. Explain Reason for Exemption: Correcting marital status without consideration

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 WS Capacity Grantor

Signature W.M. Osmer Capacity Grantor

SELLER (GRANTOR) INFORMATION (REQUIRED)

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Wesley Stewart Osmer and Megan Ruth Osmer Aka Megan Ruth Gaung

Print Name: Wesley Stewart Osmer and Megan Ruth Osmer

Address: 987 Haystack
Carson City, NV 89705
 City, State, Zip

Address: 987 Haystack
Carson City, NV
89705
 City, State Zip

COMPANY/PERSON REQUESTING RECORDING (Required if not the Seller or Buyer)

Print Name: Ticor Title of Nevada, Inc. Escrow #: 2008604-DC1
307 W. Winnie Lane
Carson City, NV 89703