

DOUGLAS COUNTY, NV
RPTT:\$1595.10 Rec:\$40.00
\$1,635.10 Pgs=3
TICOR TITLE - GARDNERVILLE
KAREN ELLISON, RECORDER

2021-959621

01/08/2021 01:30 PM

WHEN RECORDED MAIL TO:
Kelse Woodrow
1405 South Marion Russell Court
Gardnerville, NV 89410

MAIL TAX STATEMENTS TO:
Kelse Woodrow
1405 South Marion Russell Court
Gardnerville, NV 89410

Escrow No. 2009038-RLT

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.: 1320-33-816-026
R.P.T.T. \$1,595.10

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Bruno Chikly and Alaya Chikly, husband and wife as community property with right of survivorship

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Kelse Woodrow, a single woman

**all that real property situated in the County of Douglas, State of Nevada, described as follows:
SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF**

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

B. Chikly
Bruno Chikly

Alaya Chikly
Alaya Chikly

STATE OF ~~NEVADA~~ — ARIZONA
COUNTY OF ~~DOUGLAS~~ — MARICOPA

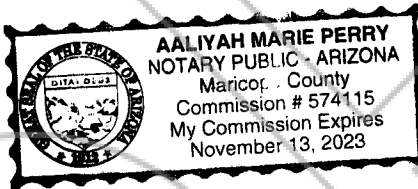
} ss:

This instrument was acknowledged before me on ,
by Bruno Chikly and Alaya Chikly

12/8/2020

Aaliyah Marie Perry
NOTARY PUBLIC

This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow
No. 02009038.



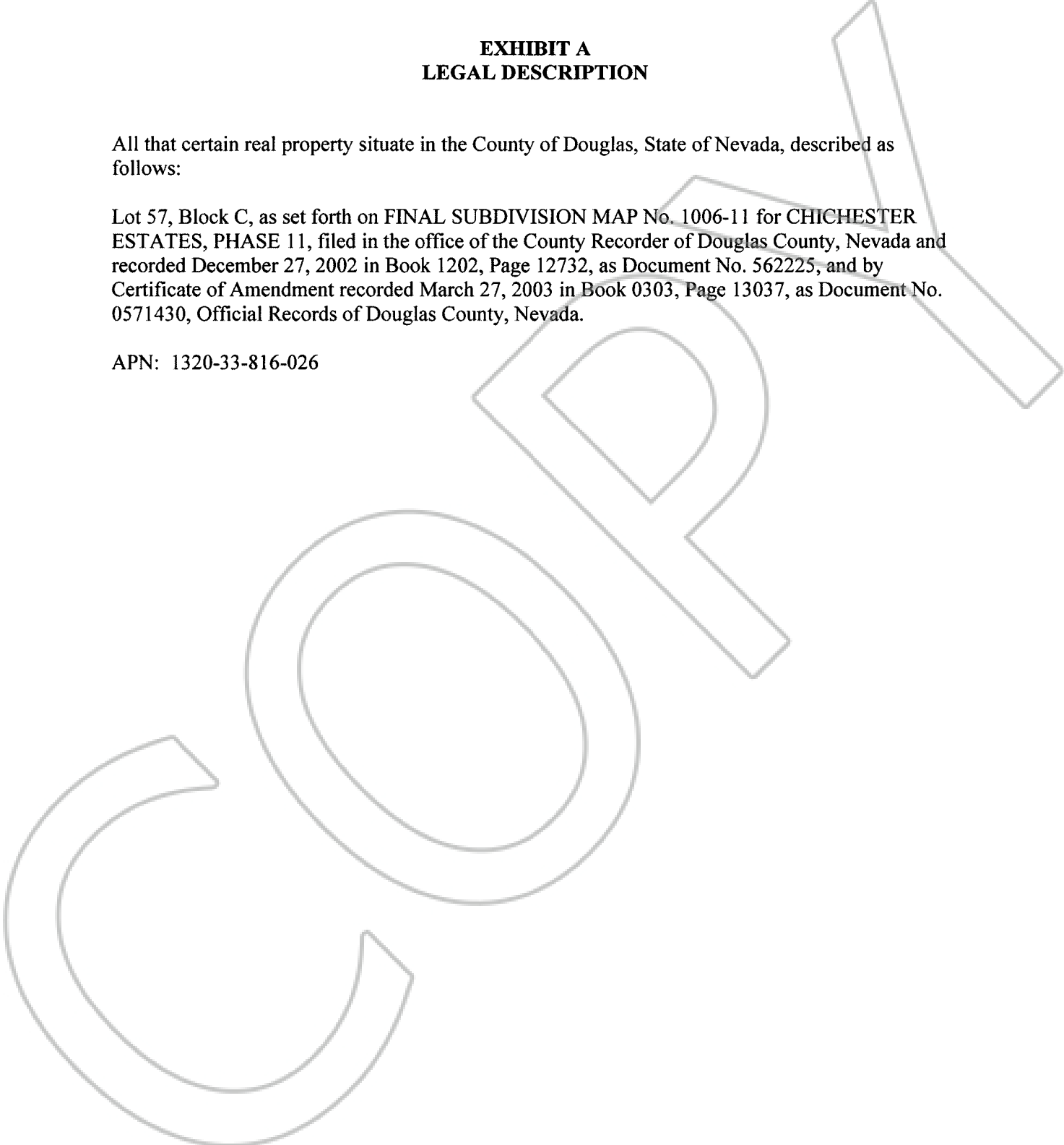
Escrow No. 2009038-RLT

**EXHIBIT A
LEGAL DESCRIPTION**

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

Lot 57, Block C, as set forth on FINAL SUBDIVISION MAP No. 1006-11 for CHICHESTER ESTATES, PHASE 11, filed in the office of the County Recorder of Douglas County, Nevada and recorded December 27, 2002 in Book 1202, Page 12732, as Document No. 562225, and by Certificate of Amendment recorded March 27, 2003 in Book 0303, Page 13037, as Document No. 0571430, Official Records of Douglas County, Nevada.

APN: 1320-33-816-026



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a. 1320-33-816-026
 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. a. Total Value/Sales Price of Property: \$ 409,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) \$ _____
 c. Transfer Tax Value \$ 409,000.00
 d. Real Property Transfer Tax Due: \$ 1,595.10

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 _____ Capacity agent
 Signature _____ Capacity _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**
 Print Name: Bruno Chikly + Alaya Chikly
 Address: 28607 N. 152nd Street
 City: Scottsdale
 State: AZ Zip: 85262

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**
 Print Name: Kelse Woodrow
 Address: 1405 South Marion Russell Court
 City: Gardnerville, NV 89410
 State: _____ Zip: _____

COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)
 Print Name: Ticor Title of Nevada, Inc. Escrow No.: 02009038-020-RLT
 Address: 1483 US Highway 395 N, Suite B
 City, State, Zip: Gardnerville, NV 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED