

APN#: 1320-30-812-017

RPTT: \$1,454.70

DOUGLAS COUNTY, NV
RPTT:\$1454.70 Rec:\$40.00
\$1,494.70 Pgs=3
ETRCO
KAREN ELLISON, RECORDER

2021-959650

01/08/2021 03:00 PM

Recording Requested By:
Western Title Company

Escrow No.: 122211-WLD

When Recorded Mail To:

Cheryl A. Conner

2200 Peavine Creek Road

Reno, NV 89523

Mail Tax Statements to: (deeds only)

Same as Above

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons.

(Per NRS 239B.030)

Signature _____


Wendy Dunbar

Escrow Officer

Grant, Bargain, and Sale Deed

This page added to provide additional information required by NRS 111.312
(additional recording fee applies)

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That

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

Jeffrey W. Marshall, a single man

do(es) hereby GRANT(s) BARGAIN SELL and CONVEY to

Cheryl A. Conner, a single woman

and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Minden, County of Douglas State of Nevada bounded and described as follows:

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

Lot 4 in Block B, as shown on the map of MOUNTAIN GLEN, PHASE I, in the County of Douglas, State of Nevada, filed in the office of the Douglas County Recorder on December 28, 1987 as File No. 169542.

TOGETHER with all tenements, hereditaments and appurtenances, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: 12/13/2020

Jeffrey W. Marshall
Jeffrey W. Marshall

STATE OF Nevada


COUNTY OF Douglas

} ss

This instrument was acknowledged before me on
December 7, 2020 By Jeffrey W. Marshall.

January 2021 W.D.

[Signature]
Notary Public

 WENDY DUNBAR
Notary Public - State of Nevada
Appointment Recorded in Douglas County
No: 02-79065-5 - Expires Dec. 16, 2022

**STATE OF NEVADA
DECLARATION OF VALUE**

1. **Assessors Parcel Number(s)**
a) 1320-30-812-017

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
NOTES: _____

3. **Total Value/Sales Price of Property:** \$373,000.00
 Deed in Lieu of Foreclosure Only (value of property) _____
 Transfer Tax Value: \$373,000.00
 Real Property Transfer Tax Due: \$1,454.70

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%

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 disallowance of any claimed exception, 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: Escrow Agent

Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)
 Print Name: Jeffrey W. Marshall
 Address: 4 Glasner Lane
 City: Yerington
 State: NV Zip: 89447

(REQUIRED)
 Print Name: Cheryl A. Conner
 Address: 2200 Peavine Creek Road
 City: Reno
 State: NV Zip: 89523

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Western Title Company, LLC Esc. #: 122211-WLD
 Address: Douglas Office
1362 Highway 395, Ste. 109
 City/State/Zip: Gardnerville, NV 89410