

DOUGLAS COUNTY, NV
RPTT:\$2340.00 Rec:\$40.00
\$2,380.00 Pgs=3 2021-962397
02/23/2021 01:56 PM
TICOR TITLE - GARDNERVILLE
KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO:
Paul S. Coursey
2867 Sierra Mesa Court
Minden, NV 89423

MAIL TAX STATEMENTS TO:
Paul S. Coursey
2867 Sierra Mesa Court
Minden, NV 89423

Escrow No. 2100153-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.: 1420-28-311-031
R.P.T.T. \$2,340.00

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Doris F. Wheeler, Sole Trustee of The Doris & Richard Wheeler Trust, dated November 21, 2019

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Paul Coursey and Deborah A. Coursey, Husband and Wife as joint tenants with right of survivorship

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.

The Doris & Richard Wheeler Trust,
dated November 21, 2019

Doris F. Wheeler

Doris F. Wheeler, Sole Trustee

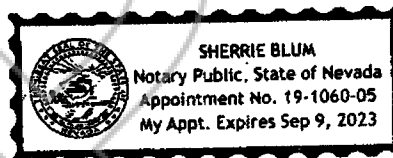
STATE OF NEVADA
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on , February 11, 2021
by Doris F. Wheeler, Sole Trustee of The Doris & Richard Wheeler Trust, dated November 21, 2019


NOTARY PUBLIC

This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow
No. 02100153.



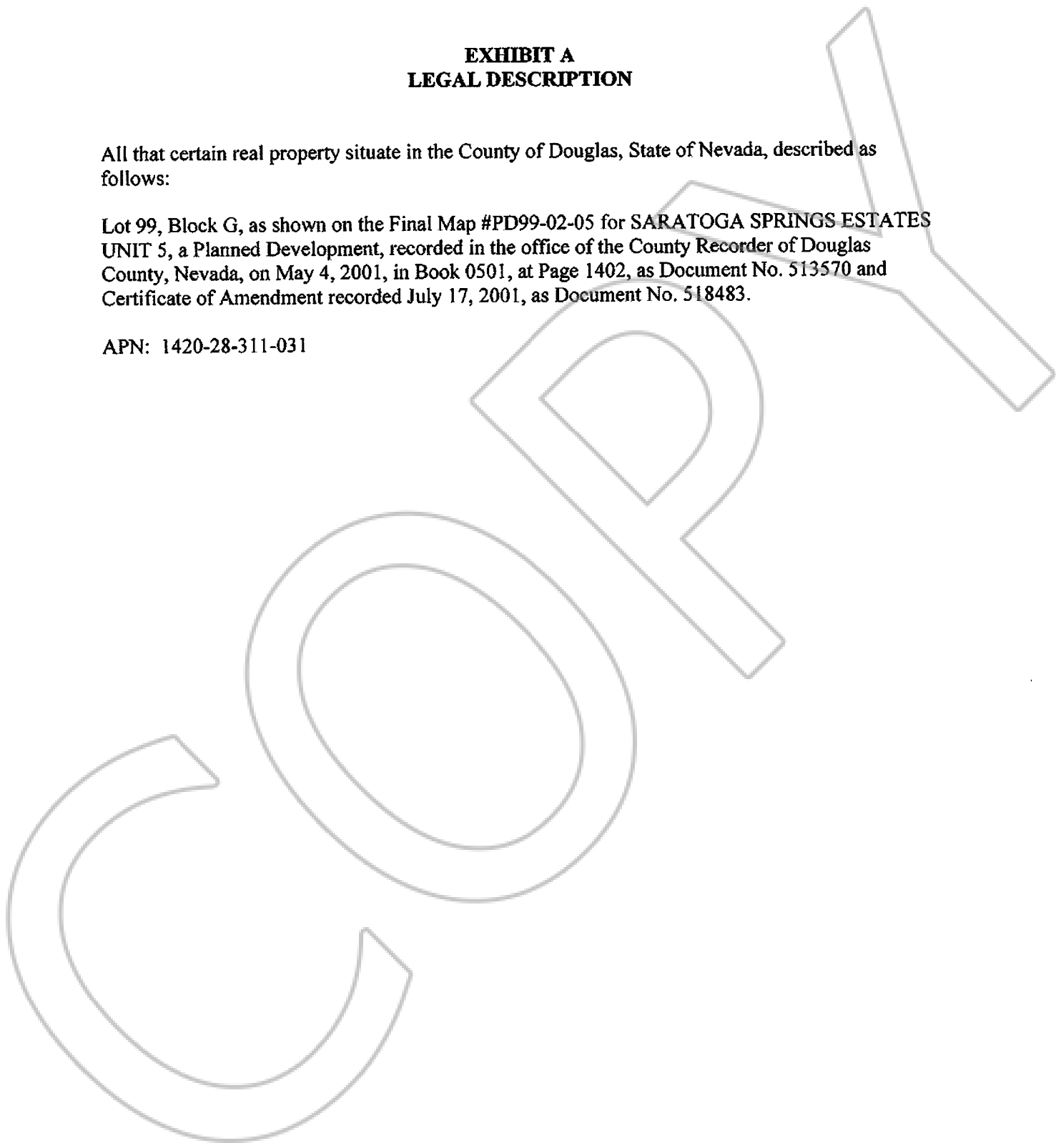
Escrow No. 2100153-RLT

**EXHIBIT A
LEGAL DESCRIPTION**

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

Lot 99, Block G, as shown on the Final Map #PD99-02-05 for SARATOGA SPRINGS ESTATES UNIT 5, a Planned Development, recorded in the office of the County Recorder of Douglas County, Nevada, on May 4, 2001, in Book 0501, at Page 1402, as Document No. 513570 and Certificate of Amendment recorded July 17, 2001, as Document No. 518483.

APN: 1420-28-311-031



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a. 1420-28-311-031
 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: \$ 600,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) \$ _____
 c. Transfer Tax Value \$ 600,000.00
 d. Real Property Transfer Tax Due: \$ 2,340.00

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 Doris F. Wheeler Capacity Grantor
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Doris F. Wheeler, Sole Trustee of
 The Doris & Richard Wheeler Trust, dated
 November 21, 2019
 Address: 1808 HARPER BLVD PO BOX 3614
 City: CARSON CITY
 State/Zip: NV 89702

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Paul S. Coursey and Deborah A.
 Coursey
 Address: 2867 Sierra Mesa Court
 City: Minden, NV 89423
 State: _____ Zip: _____

COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)
 Print Name: Ticor Title of Nevada, Inc. Escrow No.: 02100153-020-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