

DOUGLAS COUNTY, NV **2021-963918**
RPTT:\$2053.35 Rec:\$40.00
\$2,093.35 Pgs=3 03/22/2021 11:27 AM
ETRCO
KAREN ELLISON, RECORDER

APN# : 1320-29-212-038

RPTT: \$2,053.35

Recording Requested By:

Western Title Company

Escrow No.: 125444-WLD

When Recorded Mail To:

Annette L. Duron

P.O. Box 1716

Minden, NV 89423

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,

John A. Corwin and Patricia E. Corwin, husband and wife as community property with right of survivorship

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

Annette L. Duron, an unmarried woman

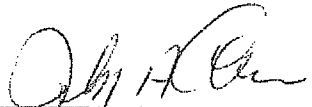
and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Minden, County of Douglas State of Nevada bounded and described as follows:

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

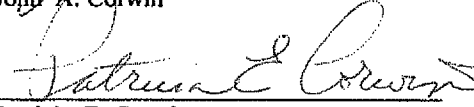
Lot 112, in Block B, on Official Map of WINHAVEN UNIT NO. 1, a Planned Unit Development, filed for recorder in the office of the County Recorder of Douglas County, State of Nevada, on January 13, 1989, in Book 189, Page 1590 as Document No. 194373.

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

Dated: 03/09/2021



John A. Corwin



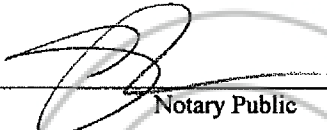
Patricia E. Corwin

STATE OF Nevada

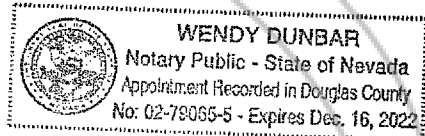
COUNTY OF Douglas

} ss

This instrument was acknowledged before me on March 10, 2021 By John A. Corwin and Patricia E. Corwin.



Notary Public



**STATE OF NEVADA
DECLARATION OF VALUE**

1. **Assessors Parcel Number(s)**
a) 1320-29-212-038

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: _____

\$526,500.00

3. **Total Value/Sales Price of Property:**
 Deed in Lieu of Foreclosure Only (value of property) _____
 Transfer Tax Value: \$526,500.00
 Real Property Transfer Tax Due: \$2,053.35

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: Annette L. Duron Capacity Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: John A. Corwin and Patricia E. Corwin
 Address: 1673 Lantana Drive
 City: Minden
 State: NV Zip: 89423

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Annette L. Duron
 Address: P.O. Box 1716
 City: Minden
 State: NV Zip: 89423

COMPANY/PERSON REQUESTING RECORDING
(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Western Title Company, LLC Esc. #: 125444-WLD
 Address: Douglas Office
1362 Highway 395, Ste. 109
 City/State/Zip: Gardnerville, NV 89410