

APN#: 1420-33-610-040

RPTT: \$1,794.00

DOUGLAS COUNTY, NV
RPTT:\$1794.00 Rec:\$40.00
\$1,834.00 Pgs=3
ETRCO
KAREN ELLISON, RECORDER

2021-964407

03/29/2021 02:18 PM

Recording Requested By:
Western Title Company

Escrow No.: 125164-WLD
When Recorded Mail To:
Kameron Van Winkle and
Alixandra Van Winkle
1359 Cathy Lane
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,

P & K Enterprise LLC - Cathy Series, a Nevada series limited liability company

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

Kameron Van Winkle and Alixandra Van Winkle, husband and wife as joint tenants with right of survivorship

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 15 in Block 4 as set forth on the map of MOUNTAIN VIEW ESTATES NO. 2, filed for record in the office of the Douglas County Recorder, State of Nevada, on October 24, 1979, in Book 1079, Page 1962, as Document No. 38123, Official Records.

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

Dated: 03/26/2021

P & K Enterprise LLC - Cathy Series, a Nevada series limited liability company

Patti L. Graf
By Patti L. Graf, Manager

STATE OF Nevada

COUNTY OF Douglas

This instrument was acknowledged before me on March 29, 2021 By Patti L. Graf.

} ss

[Signature]
Notary Public



**STATE OF NEVADA
DECLARATION OF VALUE**

1. **Assessors Parcel Number(s)**
a) 1420-33-610-040

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:**

Deed in Lieu of Foreclosure Only (value of property)	\$460,000.00
Transfer Tax Value:	\$460,000.00
Real Property Transfer Tax Due:	\$1,794.00

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per NRS 375.090, Section:
- b. Explain Reason for Exemption:

5. **Partial Interest: Percentage being transferred: 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

(REQUIRED)

(REQUIRED)

Print Name: P & K Enterprise LLC - Cathy Series, a Nevada series limited liability company
 Address: P.O. Box 1447
 City: Minden
 State: NV Zip: 89423

BUYER (GRANTEE) INFORMATION

Print Name: Kameron Van Winkle and Alixandra Van Winkle
 Address: 1359 Cathy Lane
 City: Minden
 State: NV Zip: 89423

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Western Title Company, LLC Esc. #: 125164-WLD
 Address: Douglas Office
1362 Highway 395, Ste. 109
 City/State/Zip: Gardnerville, NV 89410