

DOUGLAS COUNTY, NV **2021-966223**
RPTT:\$3233.10 Rec:\$40.00
\$3,273.10 Pgs=4 **04/26/2021 01:54 PM**
ETRCO
KAREN ELLISON, RECORDER

APN#: 1319-34-002-014

RPTT: \$3,233.10

Recording Requested By:

Western Title Company

Escrow No.: 124842-WLD

When Recorded Mail To:

Frank Fenton and Katrina L. Rowe

P.O. Box 190

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,

Michael P. Nalder and Deborah M. Nalder, husband and wife as joint tenants with right of survivorship do(es) hereby GRANT(s) BARGAIN SELL and CONVEY to

Frank Fenton and Katrina L. Rowe, 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 Gardnerville, County of Douglas State of Nevada bounded and described as follows:

See attached Exhibit A

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

Dated: 04/21/2021

Michael P. Nalder
Michael P. Nalder

Deborah M. Nalder
Deborah M. Nalder

STATE OF Nevada } ss
COUNTY OF Douglas
This instrument was acknowledged before me on April 22,
2021, By Michael P. Nalder and Deborah M. Nalder.

Wendy Dunbar
Notary Public

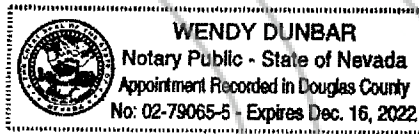


EXHIBIT "A"

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

Parcel 1:

All that Certain Lot, piece or parcel of land Situated in the Southwest 1/4 of the Southwest 1/4, Section 34, Township 13 North, Range 19 East, County of Douglas, State of Nevada, further described as follows:

Parcel B-3 as set forth on a Parcel Map for DUBIN/DEACON Filed August 16, 1990, in Book 890, of Official Records, at Page 2254, Document No. 232415, Douglas County, Nevada.

Parcel 2:

Together with a private access easement as described in document entitled Easement Agreement, filed for record in the office of the Douglas County Recorder, State of Nevada, on April 12, 1994 in Book 494, Page 2053, as Document No. 334896, Official Records and Modification of Easement Agreement, recorded on December 17, 2020, Document No. 2020-958373, Official Records.

**Assessor's Parcel Number(s):
1319-34-002-014**

**STATE OF NEVADA
DECLARATION OF VALUE**

1. **Assessors Parcel Number(s)**
a) 1319-34-002-014

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) _____
 Transfer Tax Value: _____
 Real Property Transfer Tax Due: _____

\$829,000.00

 \$829,000.00

 \$3,233.10

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption, per NRS 375.090, Section:
 b. Explain Reason for Exemption:

5. **Partial Interest: Percentage being transferred: 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 375.070~~, 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)

Print Name: Michael P. Nalder and Deborah M. Nalder
 Address: 211 Woody's Pl
 City: Gardnerville
 State: NV Zip: 89460

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Frank Fenton and Katrina L. Rowe
 Address: P.O. Box 190
 City: Minden
 State: NV Zip: 89423

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Western Title Company, LLC Esc. #: 124842-WLD
 Address: Douglas Office
1362 Highway 395, Ste. 109
 City/State/Zip: Gardnerville, NV 89410