

DOUGLAS COUNTY, NV **2021-966496**
RPTT:\$1222.65 Rec:\$40.00
\$1,262.65 Pgs=2 **04/29/2021 09:23 AM**
BOSTON NATIONAL TITLE AGENCY, LLC
KAREN ELLISON, RECORDER

Commitment Number: DEF2137988

After Recording, Send To:

Boston National Title Agency LLC
400 Rouser Road, Bldg #2, Ste 101
Coraopolis, PA 15108

TAX MAILING ADDRESS: Rick L Nuzum, 1414 Jobs Peak Dr, Gardnerville, NV 89460

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
1220-15-210-004**

GENERAL WARRANTY DEED

R & L Property Enterprises, LLC, a Nevada Limited Liability Company, hereinafter grantor, whose tax-mailing address is **1414 Jobs Peak Dr, Gardnerville, NV 89460**, for \$0.00 (Zero Dollars and Zero Cents) in consideration paid, grants, with general warranty covenants to **Rick L. Nuzum**, a married man, hereinafter grantees, whose tax mailing address is **1414 Jobs Peak Dr, Gardnerville, NV 89460**, the following real property:

The following real property situated in the City of Gardnerville, County of Douglas, State of Nevada, bounded and described as follows:

Lot 217, as shown on the map of GARDNERVILLE RANCHOS UNIT NO.2, filed for record in the County Recorder of Douglas County, State of Nevada on June 1, 1965 in Book 31, Page 686 as Document No. 28309 and Amended Title Sheet recorded on June 4, 1965 in Book 31, Page 797 as Document No. 28377.

Property Address is: 1414 Jobs Peak Dr, Gardnerville, NV 89460

Prior instrument reference: 2017-903958

The real property described above is conveyed subject to general warranty covenants, the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Executed by the undersigned on 16th day of April, 2021:

R & L Property Enterprises, LLC

By: [Signature] **Rick L. Nuzum**

Its: Pres.

STATE OF NV

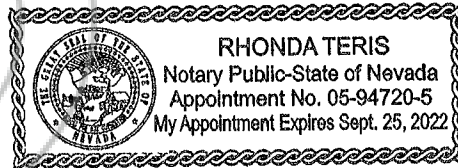
COUNTY OF Douglas

The foregoing instrument was acknowledged before me on 4-16-21, 2021 by Rick L. Nuzum its President on behalf of **R & L Property Enterprises, LLC** who is personally known to me or has produced driver license as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

[Signature]
Notary Public

This instrument prepared by:

Boston National Title Agency LLC
400 Rouser Road, Bldg #2, Ste 101
Coraopolis, PA 15108



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**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 1220-15-210-004
 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
 Other

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a. Total Value/Sales Price of Property \$~~0.00~~ 313,297.00 (Taxable Value)
 b. Deed in Lieu of Foreclosure Only (value of property (_____)
 c. Transfer Tax Value: \$~~0.00~~ 313,297.00
 d. Real Property Transfer Tax Due \$~~0.00~~ 1,222.65

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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 Joseph P. Vallone Capacity: Agent
 Signature _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: R & L Property Enterprises LLC
 Address: 1414 Jobs Peak Drive
 City: Gardnerville
 State: NV Zip: 89460

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Rick L. Nuzum
 Address: 1414 Jobs Peak Drive
 City: Gardnerville
 State: NV Zip: 89460

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)
 Print Name: Joseph P. Vallone Escrow # _____
 Address: 400 Rouser Road, Ste. 101
 City: Coraopolis State: PA Zip: 15108

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED