

DOUGLAS COUNTY, NV **2021-967356**  
RPTT:\$1191.45 Rec:\$40.00  
\$1,231.45 Pgs=4 **05/13/2021 10:11 AM**  
FIRST CENTENNIAL - RENO (MAIN OFFICE)  
KAREN ELLISON, RECORDER

APN: 1420-34-601-010  
R.P.T.T.: \$1,191.45  
Escrow No.: 21016961-DC  
When Recorded Return To:  
Daniel Tingle and Megan Tingle  
2741 Fuller Avenue  
Minden, NV 89423

Mail Tax Statements to:  
Daniel Tingle and Megan Tingle  
2741 Fuller Avenue  
Minden, NV 89423

SPACE ABOVE FOR RECORDER'S USE

### **GRANT, BARGAIN, SALE DEED**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

**Jared Allen's Homes for Wounded Warriors, an Arizona non-profit corporation**

do(es) hereby Grant, Bargain, Sell and Convey to

**Daniel Tingle and Megan Tingle, husband and wife, as joint tenants with right of survivorship**

all that real property situated in the Town of Minden, County of Douglas, State of Nevada, described as follows:

**SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "A"**

**SEE DEED RESTRICTIONS ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "B"**

Together with all and singular tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Dated this 12<sup>th</sup> day of May, 2021.

Jared Allen's Homes for Wounded Warriors, an Arizona non-profit corporation

BY: [Signature]  
Alex Karalexis

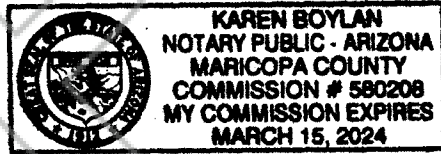
Title: Executive Director

STATE OF ARIZONA

COUNTY OF Maricopa

This instrument was acknowledged before me on this 12<sup>th</sup> day of May, 2021, by Alex Karalexis.

[Signature]  
Notary Public



## EXHIBIT A

That portion of the Northeast 1/4 of Section 34, Township 14 North, Range 20 East, M.D.B. & M., in the County of Douglas, State of Nevada, being more particularly described as follows:

Beginning at the Northwesterly corner of Parcel 6 as said parcel is shown on that Certain Land Division Map for Kenneth E. Bramwell, recorded in Book 1282, at Page 951 as Document no. 74022 of the Official Records of said Douglas County;

Thence Easterly along the Northerly line of said Parcel 6, North  $89^{\circ}57'06''$  East, 236.77 feet;

Thence South  $0^{\circ}02'13''$  West, 183.98 feet;

Thence South  $89^{\circ}57'06''$  West, 236.77 feet to a point on the Easterly right-of-way line of Fuller Avenue, which is the Westerly line of said Parcel 6;

Thence Northerly along said Westerly line North  $0^{\circ}02'13''$  East, 183.98 feet to the Point of Beginning.

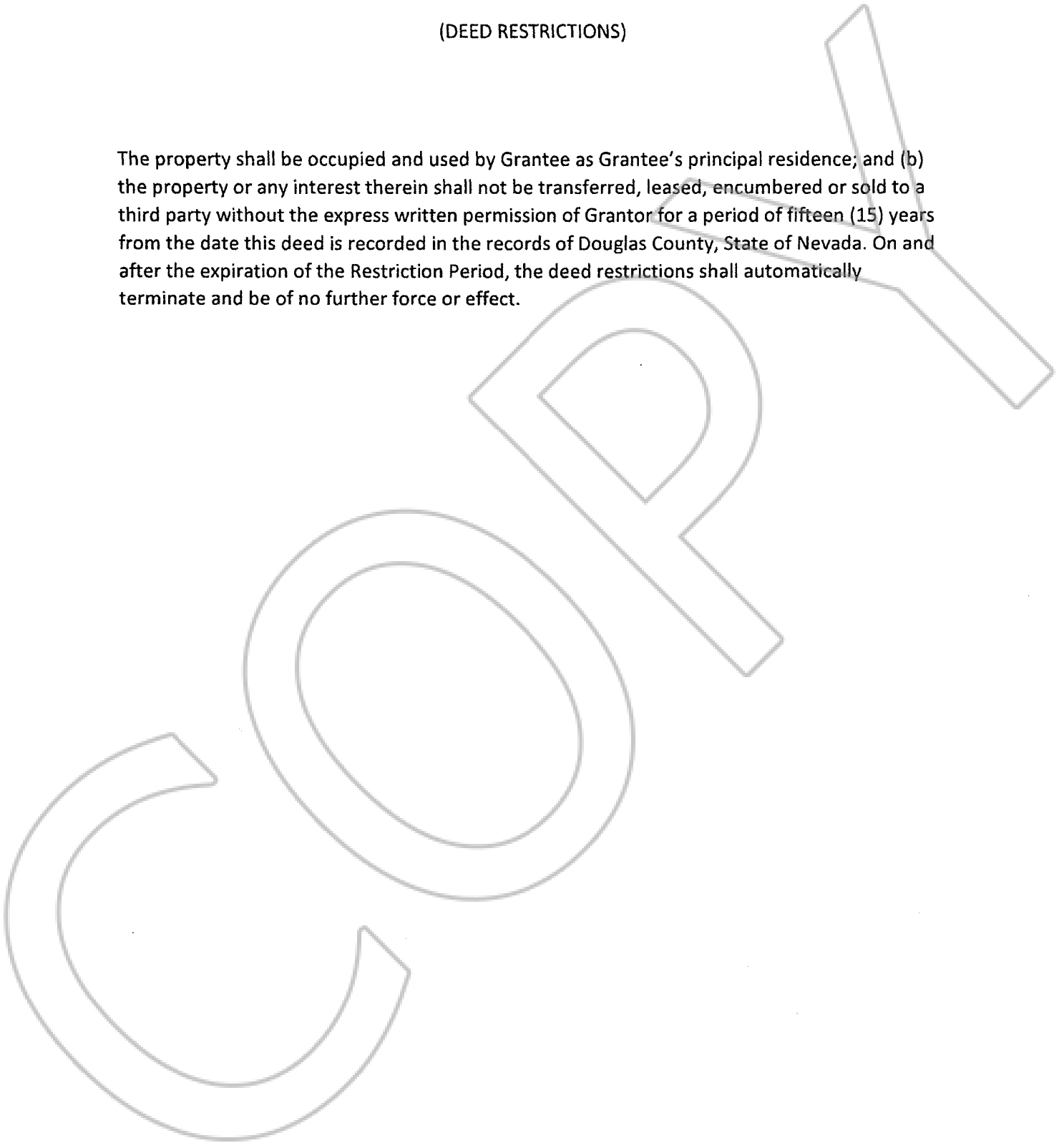
Reference is also made to Record of Survey for Kenneth Earl Bramwell and Constance Aleath J. Bramwell recorded June 7, 2001 in Book 0601, Page 1697 as Document no. 515961, Official Records, Douglas County, Nevada.

NOTE (NRS 111.312): The above metes and bounds description appeared previously in that certain Grant, Bargain, Sale Deed, recorded in the office of the County Recorder of Douglas County, Nevada on February 20, 2007, in Book 0207, Page 6474, as Document No. 695353, of Official Records.

Assessor's Parcel No.: 1420-34-601-010

**EXHIBIT B**  
**(DEED RESTRICTIONS)**

The property shall be occupied and used by Grantee as Grantee's principal residence; and (b) the property or any interest therein shall not be transferred, leased, encumbered or sold to a third party without the express written permission of Grantor for a period of fifteen (15) years from the date this deed is recorded in the records of Douglas County, State of Nevada. On and after the expiration of the Restriction Period, the deed restrictions shall automatically terminate and be of no further force or effect.



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1420-34-601-010  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

2. Type of Property:  
 a)  Vacant Land      b)  Sgl. Fam. Residence  
 c)  Condo/Twnhse    d)  2-4 Plex  
 e)  Apt. Bldg.          f)  Comm'l/Ind'l  
 g)  Agricultural       h)  Mobile Home  
 Other: \_\_\_\_\_

**FOR RECORDER'S OPTIONAL USE ONLY**  
 Document/Instrument No.: \_\_\_\_\_  
 Book \_\_\_\_\_ Page \_\_\_\_\_  
 Date of Recording: \_\_\_\_\_  
 Notes: \_\_\_\_\_

3. a. Total Value/Sale Price of Property: \$305,117.00  
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)  
 Transfer Tax Value: \$305,117.00  
 d. Real Property Transfer Tax Due: \$1,191.45

4. **IF EXEMPTION CLAIMED:**  
 a. Transfer Tax Exemption, per NRS 375.090, Section: \_\_\_\_\_  
 b. Explain Reason for Exemption: \_\_\_\_\_

5. Partial Interest: Percentage Being Transferred: 100.00%  
 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 the 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: [Signature] Capacity: Agent  
 Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION  
(REQUIRED)**

**BUYER (GRANTEE) INFORMATION  
(REQUIRED)**

Print Name: <u>Jared Allen's Homes for Wounded Warriors, an Arizona non-profit corporation</u>	Print Name: <u>Daniel Tingle and Megan Tingle</u>
Address: <u>9845 E. Bell Rd, #130</u>	Address: <u>2741 Fuller Avenue</u>
City: <u>Scottsdale</u>	City: <u>Minden</u>
State: <u>AZ</u> Zip: <u>85260</u>	State: <u>Nevada</u> Zip: <u>89423</u>

**COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)**

Print Name: First Centennial Title Company of Nevada Esc. #: 21016961-DC  
 Address: 896 W Nye Ln, Ste 104  
 City: Carson City State: NV Zip: 89703

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED