

DOUGLAS COUNTY, NV

2021-967435

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=3

05/14/2021 11:38 AM

TICOR TITLE - GARDNERVILLE

KAREN ELLISON, RECORDER

E03

WHEN RECORDED MAIL TO:

Theresa Larsen
1988 Sorrel Lane
Gardnerville, NV 89410

MAIL TAX STATEMENTS TO:

Theresa Larsen
Same as above.

Escrow No. 2101715-RLT

The undersigned hereby affirms that this document submitted for recording does not contain the social security number of any person or persons.
(Pursuant to NRS 239b.030)

APN No.: 1220-24-501-051

R.P.T.T. \$ 0.00

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Theresa M. Larsen and Nathan Newton, wife and husband who acquired title as Theresa M. Larsen, a single woman and Nathan Newton, a single man as joint tenants with right of survivorship.

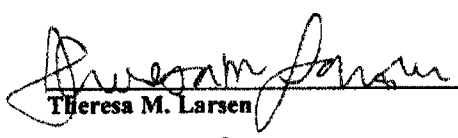
FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Theresa M. Larsen and Nathan Newton, Wife and Husband as Joint Tenants with right of Survivorship.

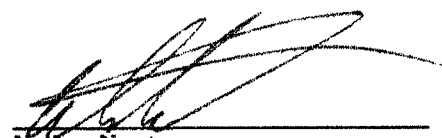
all that real property situated in the County of Douglas, State of Nevada, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

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

Signature and notary acknowledgement on page two.


Theresa M. Larsen


Nathan Newton


STATE OF NEVADA
COUNTY OF DOUGLAS

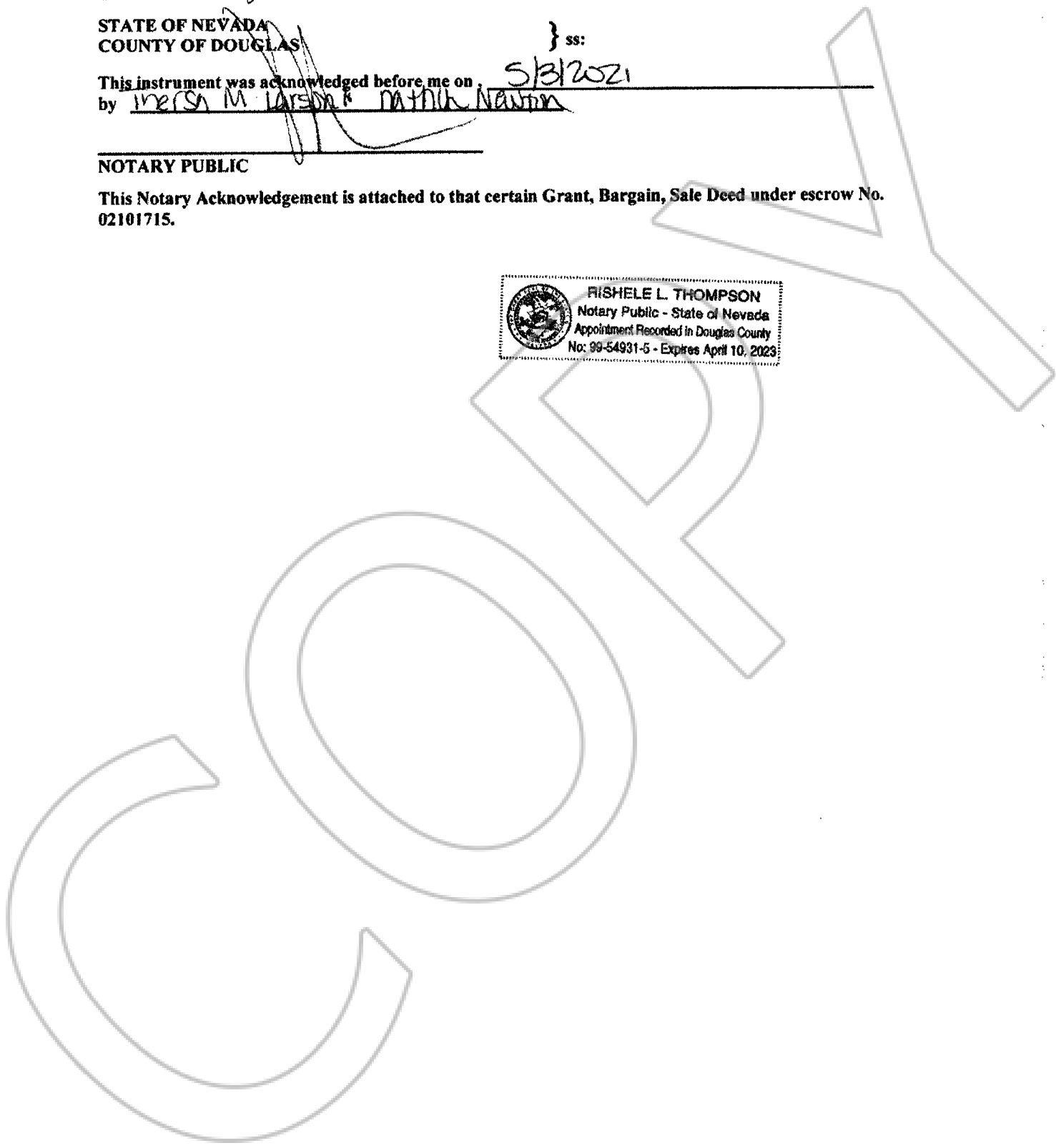
} ss:

This instrument was acknowledged before me on 5/3/2021
by Theresa M. Larsen & Nathan Newton

NOTARY PUBLIC

This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow No. 02101715.

 RISHELLE L. THOMPSON
Notary Public - State of Nevada
Appointment Recorded in Douglas County
No: 99-54931-5 - Expires April 10, 2023



**EXHIBIT A
LEGAL DESCRIPTION**

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

Parcel 1:

A parcel of land being situated in the Northeast 1/4 of Section 24, Township 12 North, Range 20 East, M.D.B. & M., and further being a portion of Lot 9, as shown on the amended plat of Ruhestroth Ranchos Subdivision, filed for record in the office of the County Recorder of Douglas County, Nevada, on March 11, 1976, as Document No. 88873, more particularly described as follows:

Parcel D, as set forth on that certain Parcel Map filed for record in the office of the County Recorder of Douglas County, Nevada, on August 29, 1977, as Document No. 12399 of Official Records.

Parcel 2:

Together with a road utility easement over and across the Southerly 25 feet of lot 9, in the herein-above mentioned subdivision, as set forth on that certain Parcel Map filed for record in the office of the County Recorder of Douglas County, Nevada, on August 29, 1977, as Document No. 12399 of Official Records.

APN: 1220-24-501-051

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a. 1220-24-501-051
 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
 i. Other _____

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

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

4. **If Exemption Claimed**
 a. Transfer Tax Exemption, per NRS 375.090, Section 3
 b. Explain Reason for Exemption: Recording to show correct marital status.

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 [Signature] Capacity Agent
 Signature _____ Capacity _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**
 Print Name: Theresa M. Larsen and Nathan Newton
 Address: 1988 Sorrel Lane
 City: Gardnerville
 State: NV Zip: 89410

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**
 Print Name: Theresa M. Larsen and Nathan Newton
 Address: 1988 Sorrel Lane
 City: Gardnerville
 State: NV Zip: 89410

COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)
 Print Name: Ticor Title of Nevada, Inc. Escrow No.: 02101715-020-RLT
 Address: 1483 US Highway 395 N, Suite B
 City, State, Zip: Gardnerville, NV 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED