

Commitment Number: DEF2023212-B

After Recording, Send To:

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

TAX MAILING ADDRESS: Kelvin Seals and Crystal Seals, 1536 HOLBROOK BLUFFS CT, WELLINGTON, NV 89444

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
1022-17-002-020**

GENERAL WARRANTY DEED

Ricky L. Nuzum, a married man, joined by spouse **Amber Nuzum**, hereinafter grantor, whose tax-mailing address is **1414 Jobs Peak Drive, Gardnerville, NV 89460**, for Sixty-Five Thousand Dollars and Zero Cents (\$65,000.00) in consideration paid, grants, with special warranty covenants to **Kelvin Seals and Crystal Seals**, husband and wife, hereinafter grantees, whose tax mailing address is **1536 HOLBROOK BLUFFS CT, WELLINGTON, NV 89444**, the following real property:

The property located in the County of Douglas, State of Nevada, and described as follows: Being a portion of the South ½ of Section 17, Township 10 North, Range 22 East, M.D.B. & M. further described as follows: Parcel 1 F as set forth on Parcel Map #2, LDA05-027 for DA Development, Inc., filed in the Office of the Douglas County Recorder, on November 17, 2006, in Book 1106, Page 6435, as Document No. 688965.

Property Address is: 1536 HOLBROOK BLUFFS CT, WELLINGTON, NV 89444

Prior instrument reference: 2018-913398

The real property described above is conveyed subject to special 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 13th day of May, 2021:

[Signature]

Ricky L. Nuzum

[Signature]

Amber Nuzum

STATE OF NV
COUNTY OF Douglas

The foregoing instrument was acknowledged before me on May 13, 2021 by
N/A its N/A on behalf of **Ricky L. Nuzum**
and **Amber Nuzum** 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

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 1022-17-002-020
 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 \$ 65,000.00
 b. Deed in Lieu of Foreclosure Only (value of property (_____)
 c. Transfer Tax Value: \$ 65,000.00
 d. Real Property Transfer Tax Due \$ 253.50

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: Ricky L. Nuzum and Amber Nuzum
 Address: 1414 Jobs Peak Drive
 City: Gardnerville
 State: NV Zip: 89460

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Kelvin Seals & Crystal Seals
 Address: 1536 Holbrook Bluffs Court
 City: Wellington
 State: NV Zip: 89444

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Joseph P. Vallone/BNT, LLC Escrow # DEF2023212-B
 Address: 400 Rouser Road, Ste 101
 City: Coraopolis State: PA Zip: 15108