

DOUGLAS COUNTY, NV **2021-968562**  
RPTT:\$2164.50 Rec:\$40.00  
\$2,204.50 Pgs=3 **06/03/2021 10:42 AM**  
TICOR TITLE - GARDNERVILLE  
KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO:  
Jesse Wall  
116 Juanita Ave  
Pacifica, CA 94044

MAIL TAX STATEMENTS TO:  
Jesse Wall  
116 Juanita Ave  
Pacifica, CA 94044

Escrow No. 2103059-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.: 1420-27-810-027  
R.P.T.T. \$2,164.50

SPACE ABOVE FOR RECORDER'S USE ONLY

### GRANT, BARGAIN, SALE DEED

**THIS INDENTURE WITNESSETH:** That Lynada Bozman Woodman  
**FOR A VALUABLE CONSIDERATION,** receipt of which is hereby acknowledged, do/does hereby  
**Grant, Bargain, Sell and Convey to Jesse Wall, an Unmarried Man**

**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.**

Lynada Bozman Woodman  
Lynada Bozman Woodman

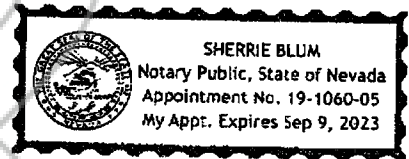
STATE OF NEVADA  
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on, June 2, 2021  
by Lynada Bozman Woodman

[Signature]  
NOTARY PUBLIC

This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow  
No. 02103059.



Escrow No. 2103059-RLT

**EXHIBIT A  
LEGAL DESCRIPTION**

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

Description of Lot 18 in Block 2 as shown on the map of PARADISE VIEW SUBDIVISION, filed in the office of the County Recorder of Douglas County, State of Nevada, on February 13, 1961, as Document No. 17230 reflecting a lot line adjustment with Parcel 1 of Parcel Map No. 1 for Squires recorded as Document No 331483 in said Douglas County Recorder's Office. Being a portion of the Southeast 1/4 of Section 27, Township 14 North, Range 20 East, M.D.B. &M., Douglas County, Nevada and more particularly described as follows:

COMMENCING at the section corner common to Sections 26, 27, 34 & 35 Township 14 North, Range 20 East, M.D.B.&M.,

Thence North  $51^{\circ}18'23''$  West, 2,109.40 feet to the TRUE POINT OF BEGINNING;  
Thence North  $82^{\circ}25'27''$  East, 304.92 Feet,  
Thence South  $00^{\circ}00'24''$  West 183.37 feet along the Westerly Right of way of Squires Street,  
Thence South  $89^{\circ}57'37''$  West 302.28 feet,  
Thence North  $00^{\circ}01'09''$  East, 143.38 feet to the True Point of Beginning.

Reference is made to Record of Survey recorded September 20, 1994, in Book 994, Page 2996, as Document No. 346379, Official Records of Douglas County, Nevada

APN: 1420-27-810-027

Note: Document No. 739885 is provided pursuant to the requirements of Section 6.NRS 111.312.

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a. 1420-27-810-027  
 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 \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
Book _____	Page _____
Date of Recording: _____	
Notes: _____	

3. a. Total Value/Sales Price of Property:                      \$ 555,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property)    \$ \_\_\_\_\_  
 c. Transfer Tax Value    \$ 555,000.00  
 d. Real Property Transfer Tax Due:                                \$ 2,164.50

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 Lynada Bozman Woodman Capacity Grantor  
 Signature Jesse W. Wall Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION  
(REQUIRED)**  
 Print Name: Lynada Bozman Woodman  
 Address: P.O. Box 1872  
 City: Minden  
 State: Nv Zip: 89423

**BUYER (GRANTEE) INFORMATION  
(REQUIRED)**  
 Print Name: Jesse W. Wall  
 Address: 116 Juanita Ave  
 City: Pacific  
 State: CA Zip: 94044

**COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)**  
 Print Name: Ticor Title of Nevada, Inc. Escrow No.: 02103059-020-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