

DOUGLAS COUNTY, NV
RPTT:\$2047.50 Rec:\$40.00
\$2,087.50 Pgs=3

2021-968595
06/03/2021 02:39 PM

SIGNATURE TITLE - RENO
KAREN ELLISON, RECORDER

A.P.N.: 1420-34-401-008

RECORDING REQUESTED BY:
Signature Title Company LLC
5365 Reno Corporate Drive Suite 100
Reno, NV 89511

**MAIL RECORDED DOCS AND
TAX STATEMENTS TO:**

Carlana Couey
P.O BOX 11264
Zephyr Cove, NV 89448

Escrow No.: 510413-DP

RPTT \$2,047.50

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

Teresa Dickerson, A Married Woman as her Sole and Separate Property


FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant,
Bargain, Sell, and Convey to:

Carlana Couey, an Unmarried Woman & Kade Hendrick, A Single Man as Joint Tenants

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

See Attached Exhibit "A"

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


Teresa Dickerson

STATE OF NEVADA } ss:
COUNTY OF Washoe

This instrument was acknowledged before me on June 2, 2021

by Teresa Dickerson


Notary Public (seal)


 LITISHA M. WESTON
Notary Public-State of Nevada
APPT. NO. 13-11144-2
My Appt. Expires 08-16-2021

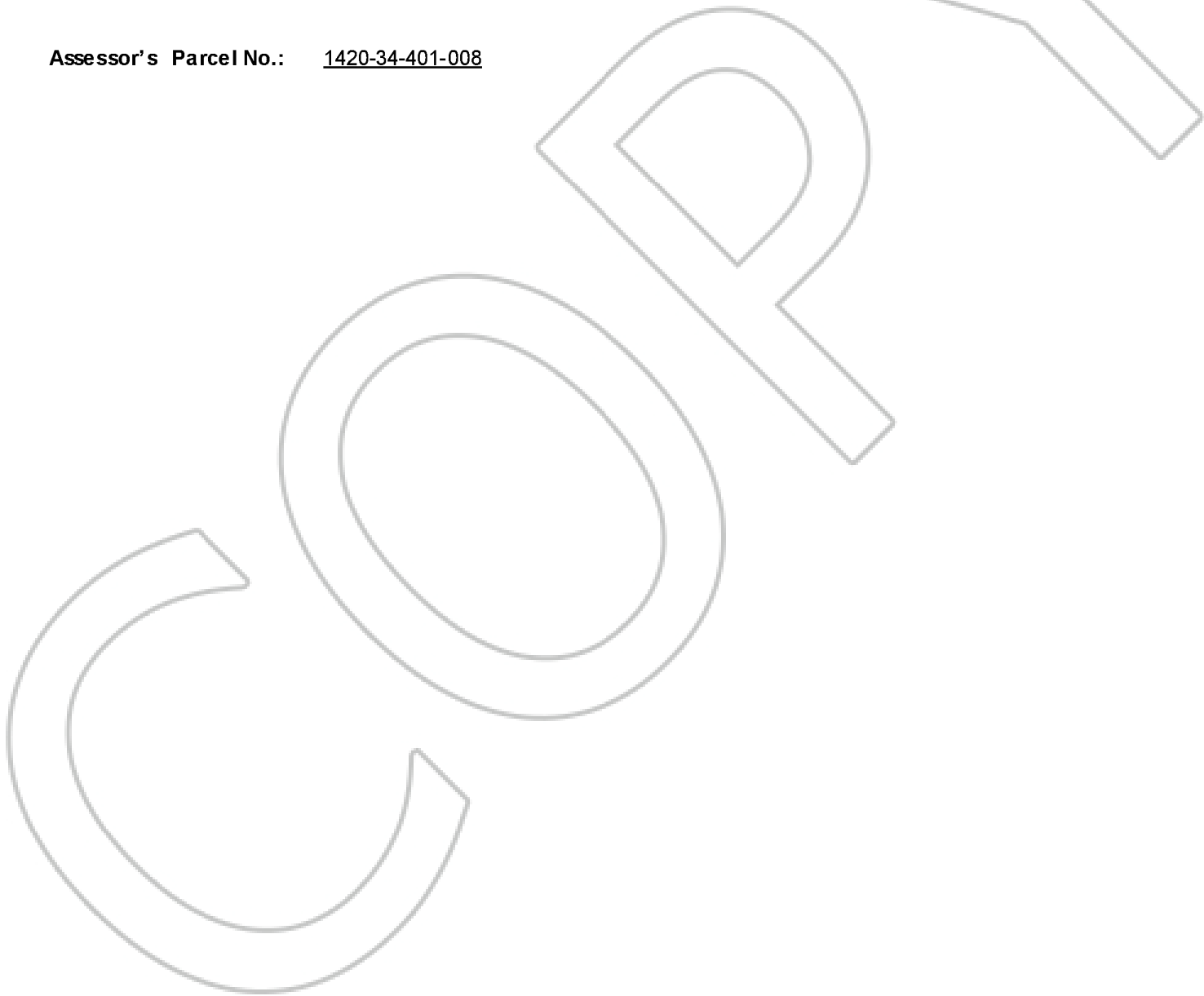
EXHIBIT "A"

BEGINNING AT A POINT THAT BEARS NORTH 61°32'20" EAST, A DISTANCE OF 1,131.10 FEET FROM THE SOUTHWEST SECTION CORNER OF SECTION 34, TOWNSHIP 14 NORTH, RANGE 20 EAST, M.D.B.&M.; THENCE NORTH 89°58' EAST, A DISTANCE OF 302.50 FEET TO A POINT; THENCE SOUTH 0°03' WEST, A DISTANCE OF 144.00 FEET TO A POINT; THENCE SOUTH 89°58' WEST, A DISTANCE OF 302.50 FEET TO A POINT; THENCE NORTH 0°03" EAST, A DISTANCE OF 144.00 FEET TO A POINT; WHICH POINT IS THE POINT OF BEGINNING, BEING THE SOUTH 144 FEET OF THE NORTH 288 FEET OF THE EAST 1/2 OF LOT 23 OF ARTEMISIA SUBDIVISION.

DOCUMENT NO. 610735 IS HEREBY PROVIDED PURSUANT TO NRS 111.312

SITUATE IN THE COUNTY OF DOUGLAS, STATE OF NEVADA.

Assessor's Parcel No.: 1420-34-401-008



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 1420-34-401-008
- 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 RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sales Price of Property:

Total Value/Sales Price of Property:	<u>\$525,000.00</u>
Deed in Lieu of Foreclosure Only (value of property)	<u>(\$0.00)</u>
Transfer Tax Value	<u>\$525,000.00</u>
Real Property Transfer Tax Due:	<u>\$2,047.50</u>

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%

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 *Richard A Sumner II* Richard A Sumner II AGENT _____

SELLER (GRANTOR) INFORMATION
(Required)

BUYER (GRANTEE) INFORMATION
(Required)

Print Name: Teresa Dickerson
 Address: 3060 US Highway N.
Minden, NV 89423

Print Name: Carlana Couey
 Address: P.O. BOX 11264
Zephyr Cove, NV 89448

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

Print Name: Signature Title Company LLC Escrow #: 510413-DP
 Address: 5365 Reno Corporate Drive Suite 100 , Reno, NV 89511

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED