

DOUGLAS COUNTY, NV **2021-969128**  
RPTT:\$1482.00 Rec:\$40.00  
\$1,522.00 Pgs=2 **06/15/2021 09:01 AM**  
STEWART TITLE COMPANY - NV  
KAREN ELLISON, RECORDER

<b>A.P.N. No.:</b>	1220-16-810-057
<b>R.P.T.T.</b>	\$1,482.00
<b>File No.:</b>	1223781 WLD
<b>Recording Requested By:</b>	
<b>Stewart Title Company</b>	
<b>Mail Tax Statements To:</b>	<i>Same as below</i>
<b>When Recorded Mail To:</b>	
Steven C. Halme	
P.O. Box 700	
Carson City, NV 89702	

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Karen Titone and Michael Titone, Trustees of the Karen Titone and Michael Titone Revocable Trust** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Steven C. Halme, a married man as his sole and separate property**, all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

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

All of Lot 17, in Block 2, of C.E.S. SUBDIVISION, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on July 2, 1980, in Book 780, Page 100, as Document No. 45876, and Certificate of Amendment recorded August 13, 1982, in Book 882, Page 575, as Document No. 70146.

**\*SUBJECT TO:**

1. Taxes for the fiscal year;
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: June 9, 2021

SIGNATURES AND NOTARY ON PAGE 2  
THIS GRANT BARGAIN SALE DEED MAY BE SIGNED IN COUNTERPART.

Karen Titone and Michael Titone Revocable Trust

By: Karen Titone Date: 6-10-21  
Karen Titone, Trustee

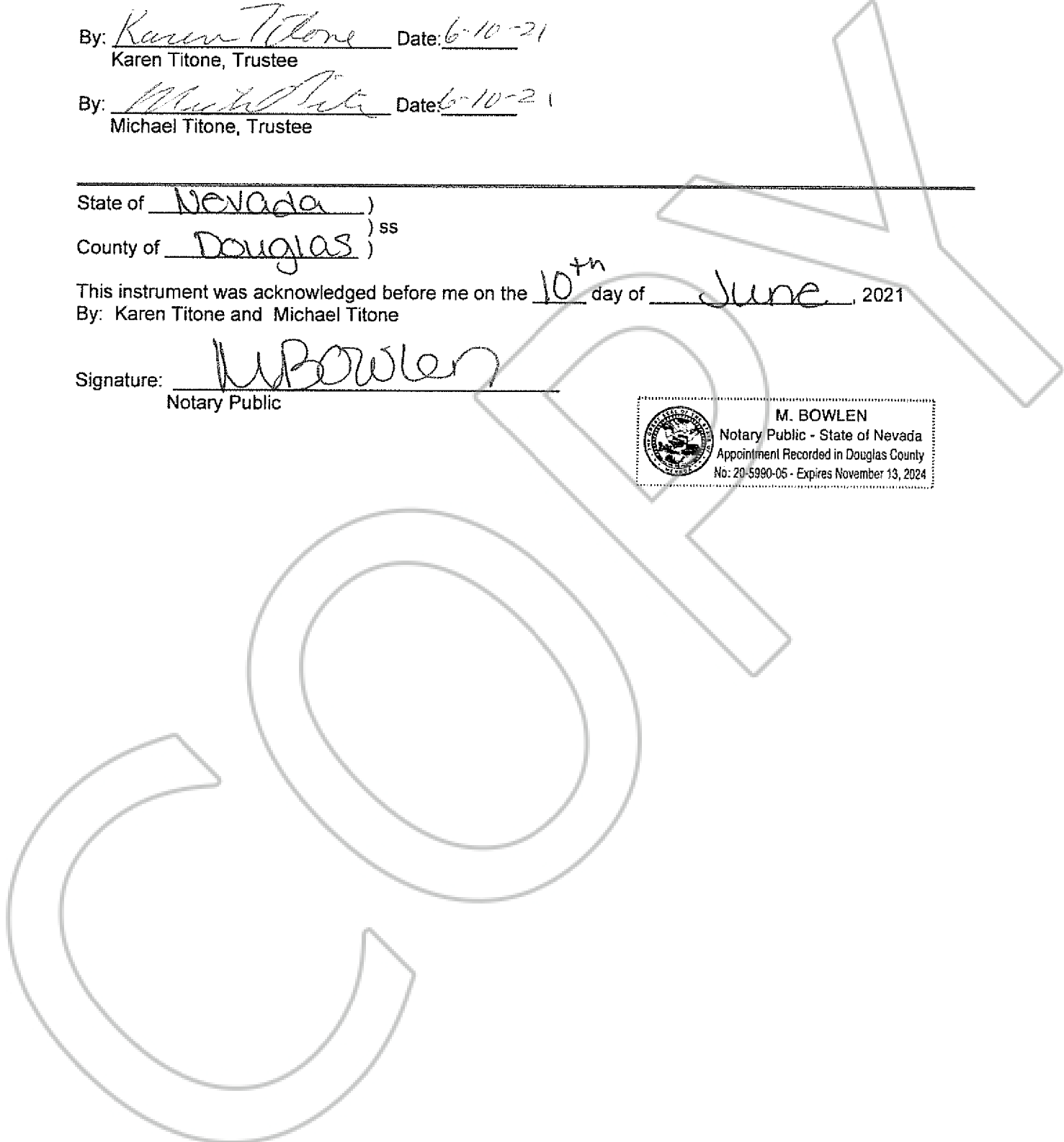
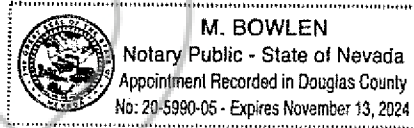
By: Michael Titone Date: 6-10-21  
Michael Titone, Trustee

State of Nevada )

County of Douglas ) ss

This instrument was acknowledged before me on the 10<sup>th</sup> day of June, 2021  
By: Karen Titone and Michael Titone

Signature: M. Bowlen  
Notary Public



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1220-16-810-057  
 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'/Ind'l  
 g.  Agricultural                    h.  Mobile Home  
 Other \_\_\_\_\_

**FOR RECORDERS OPTIONAL USE ONLY**  
 Book \_\_\_\_\_ Page: \_\_\_\_\_  
 Date of Recording: \_\_\_\_\_  
 Notes: \_\_\_\_\_

3. a. Total Value/Sales Price of Property                      \$ 380,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property)    ( \_\_\_\_\_ )  
 c. Transfer Tax Value:    \$ 380,000.00  
 d. Real Property Transfer Tax Due                              \$ 1,482.00

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 M. Bowen Capacity Escrow Agent  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: Karen Titone, Michael Titone, Trustees of the Karen Titone, and Michael Titone Revocable Trust  
 Address: 1254 Ox Yoke Court  
 City: Gardnerville  
 State: NV Zip: 89410

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: Steven C. Halme  
 Address: P.O. Box 700  
 City: Carson City  
 State: NV Zip: 89702

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 Print Name: Stewart Title Company Escrow # 1223781 WLD  
 Address: 1362 Hwy 395, Suite 109  
 City: Gardnerville State: NV Zip: 89410