

A.P.N.: 1320-23-002-027
File No: 143-2624420 (mk)
R.P.T.T.: \$659.10

When Recorded Mail To: Mail Tax Statements To:
Derek Vogel and Kelly Vogel
235 Wildrose Drive
Reno, NV 89509

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Thomas Bennett and Tina Bennett, husband and wife as joint tenants

do(es) hereby *GRANT, BARGAIN and SELL* to

Derek Vogel and Kelly Vogel, husband and wife as joint tenants with right of survivorship

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

PARCEL 1:

LOT 12 AS SHOWN ON FINAL MAP # PD 99-12-01 GRANDVIEW ESTATES PHASE 1, A PLANNED UNIT DEVELOPMENT, FILED IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER ON JANUARY 6, 2003, IN BOOK 0103, PAGE 1398, DOCUMENT NO. 562908, OF OFFICIAL RECORDS.

PARCEL 2:

A NON-EXCLUSIVE STORMWATER DRAINAGE EASEMENT AS SET FORTH IN GRANT OF STORMWATER DRAINAGE EASEMENT AND MAINTENANCE AGREEMENT DATED JUNE 27, 2011, RECORDED JULY 22, 2011 AS INSTRUMENT NO. 786781 OF OFFICIAL RECORDS.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Subject to

1. All general and special taxes for the current fiscal year.

2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

COPY

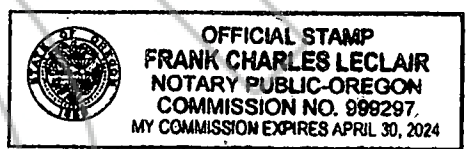
Thomas Bennett
Thomas Bennett

Tina Bennett
Tina Bennett

STATE OF ^{FL} ~~NEVADA~~ OREGON)
COUNTY OF ^{FL} ~~DOUGLAS~~ LANE) : ss.

This instrument was acknowledged before me on 08 June, 2021 by **Thomas Bennett and Tina Bennett.**

[Signature]
Notary Public
(My commission expires: 30 April, 2024)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. 143-2624420.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 1320-23-002-027
 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 _____

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

3. a) Total Value/Sales Price of Property: \$169,000.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$169,000.00
 d) Real Property Transfer Tax Due \$659.10

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 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: _____
 Signature: _____

Capacity: agent
 Capacity: _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Print Name: Thomas Bennett and Tina Bennett
 Address: PO Box 848
 City: Veneta
 State: OR Zip: 97487

Print Name: Vogel
 Address: 235 Wildrose Drive
 City: Reno
 State: NV Zip: 89509

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

Print Name: First American Title Insurance Company File Number: 143-2624420 mk/ kf
 Address: 1663 US Highway 395, Suite 101
 City: Minden State: NV Zip: 89423

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)