

DOUGLAS COUNTY, NV  
RPTT:\$1813.50 Rec:\$40.00  
\$1,853.50 Pgs=2 06/29/2021 12:02 PM  
FIRST AMERICAN TITLE MINDEN  
KAREN ELLISON, RECORDER

A.P.N.: 1220-03-210-013  
File No: 143-2626818 (mk)  
R.P.T.T.: \$1,813.50

When Recorded Mail To: Mail Tax Statements To:  
Parwinder Buttar and Balwinderjit Kaur  
1116 Monterra Drive  
Minden, NV 89423

***GRANT, BARGAIN and SALE DEED***

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

Russell Lee Petrosky and Shamra Petrosky, husband and wife as joint tenants with right of survivorship

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

Parwinder Buttar and Balwinderjit Kaur, husband and wife as joint tenants

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

**BEING A PORTION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 12 NORTH, RANGE 20 EAST FURTHER DESCRIBED AS FOLLOWS:**

**LOT 12, IN BLOCK B, AS SET FORTH ON FINAL SUBDIVISION MAP LDA 01-047 PLANNED UNIT DEVELOPMENT ARBOR GARDENS PHASE 1, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON OCTOBER 18, 2002, IN BOOK 1002, PAGE 8115, AS DOCUMENT NO. 555262, AND BY CERTIFICATE OF AMENDMENT RECORDED FEBRUARY 20, 2003, IN BOOK 0203, AT PAGE 7818, AS DOCUMENT NO. 567590 AND RECORDED SEPTEMBER 28, 2004, IN BOOK 0904, PAGE 11209, AS DOCUMENT NO. 625221.**

*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

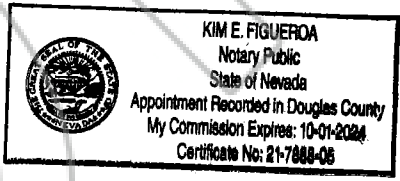
1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

*Russell Lee Petrosky*  
Russell Lee Petrosky  
*Shamra Petrosky*  
Shamra Petrosky

STATE OF **NEVADA** )  
 ) : **ss.**  
COUNTY OF **DOUGLAS** )

This instrument was acknowledged before me on June 21, 2021 by **Russell Lee Petrosky and Shamra Petrosky.**

*Kim E. Figueroa*  
Notary Public  
(My commission expires 10/01/2024)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. 143-2626818.

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1220-03-210-013
- 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: \$465,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )
- c) Transfer Tax Value: \$465,000.00
- d) Real Property Transfer Tax Due \$1,813.50

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: *Melish*  
Signature: \_\_\_\_\_

Capacity: *agent*  
Capacity: \_\_\_\_\_

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

Print Name: Russell Lee Petrosky and Shamra Petrosky  
Address: 1402 Honey Locust Avenue  
City: Gardnerville  
State: NV Zip: 89410

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

Print Name: Parwinder Buttar and Balwinderjit Kaur  
Address: 1116 Monterra Drive  
City: Minden  
State: NV Zip: 89423

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

Print Name: First American Title Insurance Company  
Address: 1663 US Highway 395, Suite 101  
City: Minden

File Number: 143-2626818 mk/ mk  
State: NV Zip: 89423

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