

APN: 1318-23-212-017  
R.P.T.T.: \$2,749.50  
Escrow No.: 21017793-DR  
When Recorded Return To:  
Bennett S. Harrell and Julie R. Harrell  
4414 W.Blossom Way Drive  
Rogers, AR 72758

Mail Tax Statements to:  
Bennett S. Harrell and Julie R. Harrell  
4414 W.Blossom Way Drive  
Rogers, AR 72758

DOUGLAS COUNTY, NV  
RPTT:\$2749.50 Rec:\$40.00  
\$2,789.50 Pgs=3  
2021-970355  
07/02/2021 02:09 PM  
FIRST CENTENNIAL - RENO (MAIN OFFICE)  
KAREN ELLISON, RECORDER

SPACE ABOVE FOR RECORDER'S USE

**GRANT, BARGAIN, SALE DEED**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

**Sharon Lynn and Richard Miranda, wife and husband, as joint tenants**

do(es) hereby Grant, Bargain, Sell and Convey to

**Bennett S. Harrell and Julie R. Harrell, husband and wife, as joint tenants with right of survivorship**

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

**SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "A"**

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

Dated this 17 day of June, 2021.

Sharon Lynn  
Sharon Lynn

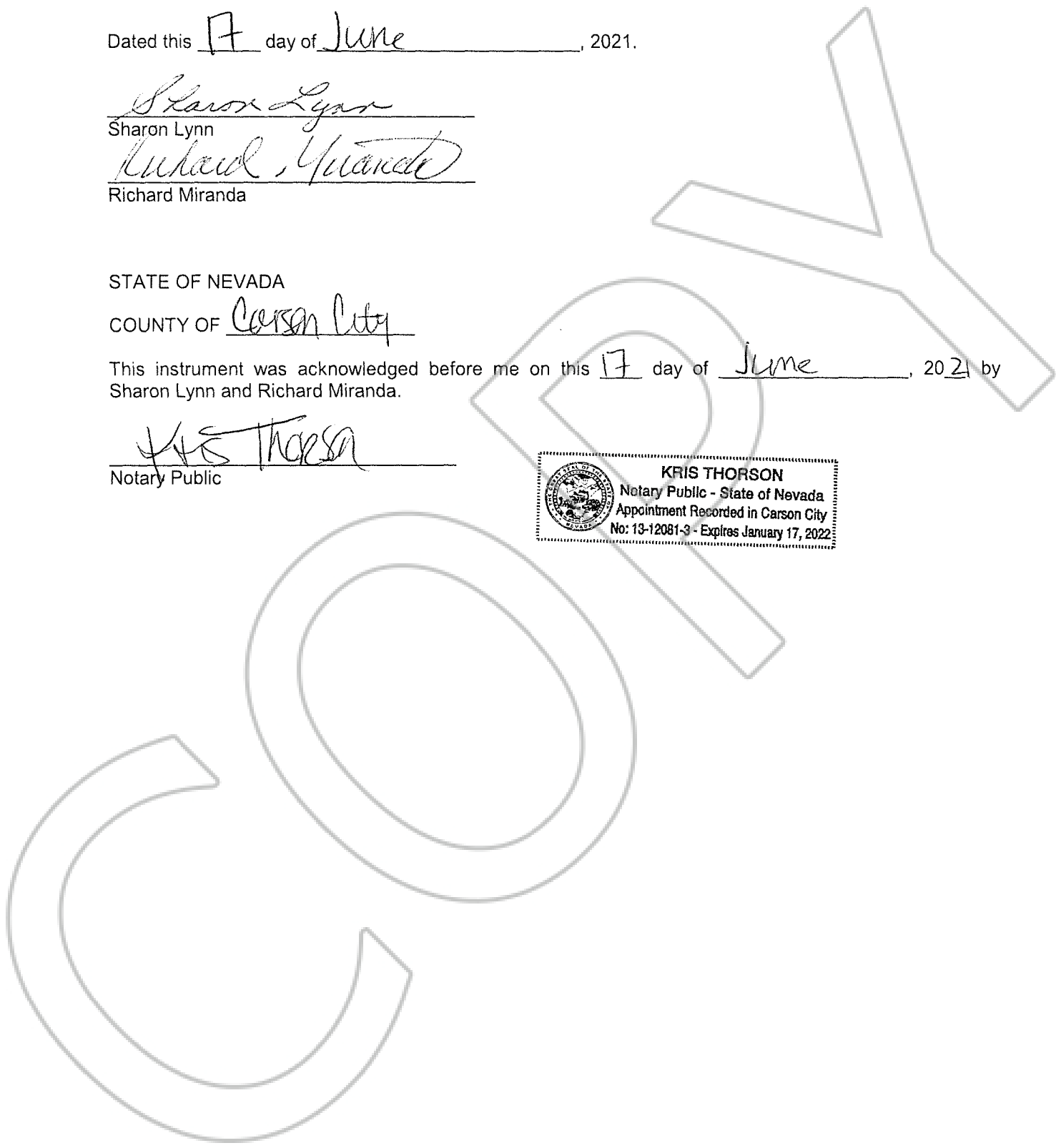
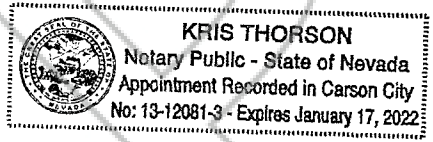
Richard Miranda  
Richard Miranda

STATE OF NEVADA

COUNTY OF Carson City

This instrument was acknowledged before me on this 17 day of June, 2021 by Sharon Lynn and Richard Miranda.

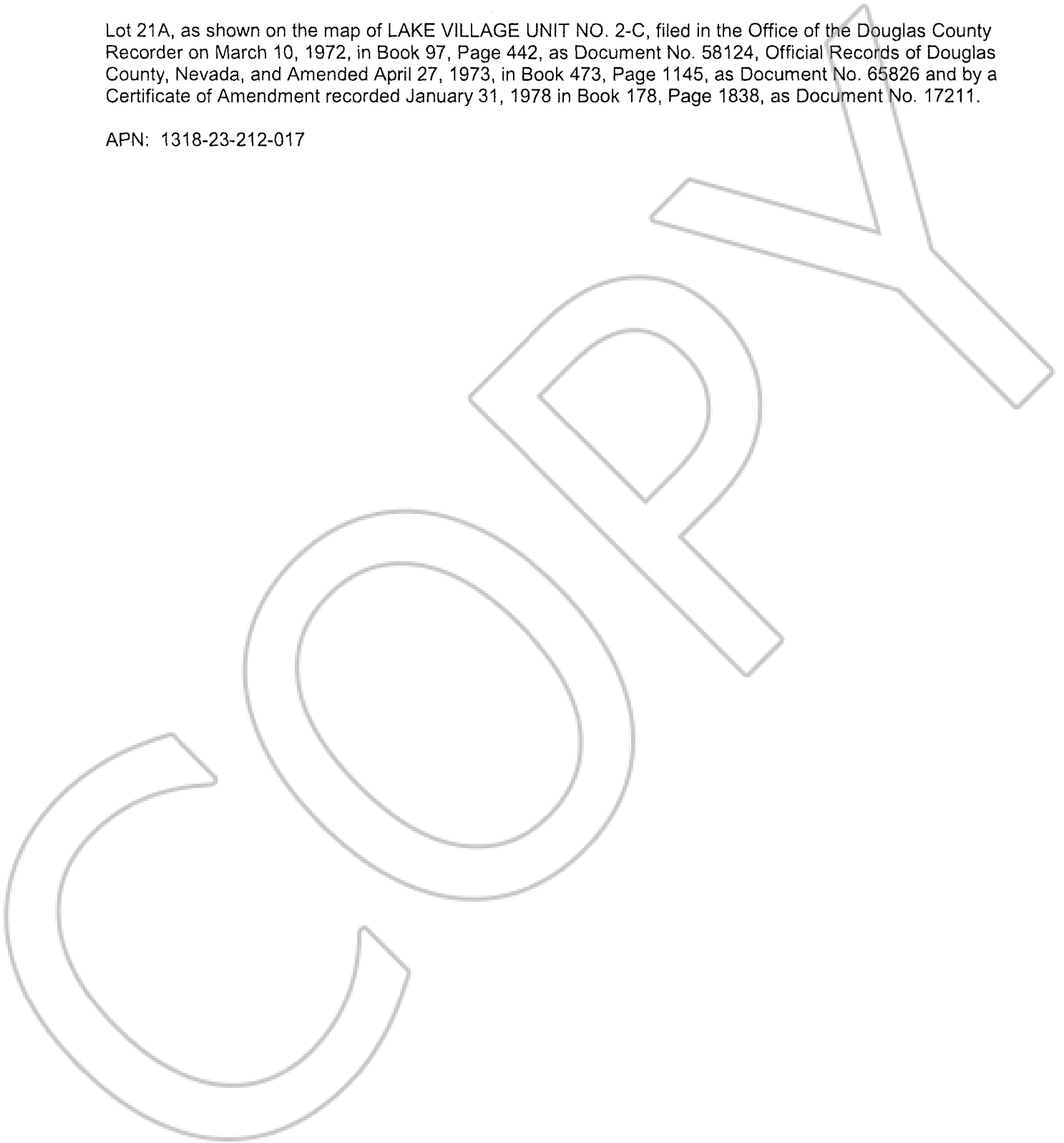
Kris Thorson  
Notary Public



## EXHIBIT A

Lot 21A, as shown on the map of LAKE VILLAGE UNIT NO. 2-C, filed in the Office of the Douglas County Recorder on March 10, 1972, in Book 97, Page 442, as Document No. 58124, Official Records of Douglas County, Nevada, and Amended April 27, 1973, in Book 473, Page 1145, as Document No. 65826 and by a Certificate of Amendment recorded January 31, 1978 in Book 178, Page 1838, as Document No. 17211.

APN: 1318-23-212-017



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1318-23-212-017  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

2. Type of Property:  
 a)  Vacant Land      b)  Sgl. Fam. Residence  
 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	
Document/Instrument No.:	_____
Book _____	Page _____
Date of Recording:	_____
Notes:	_____

3. a. Total Value/Sale Price of Property: \$705,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)  
 c. Transfer Tax Value: \$705,000.00  
 d. Real Property Transfer Tax Due: \$2,749.50

4. **IF EXEMPTION CLAIMED:**  
 a. Transfer Tax Exemption, per NRS 375.090, Section: \_\_\_\_\_  
 b. Explain Reason for Exemption: \_\_\_\_\_

5. Partial Interest: Percentage Being Transferred: 100.00%

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 the 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: Sharon Lynn Capacity: \_\_\_\_\_ Grantor  
 Signature \_\_\_\_\_ Capacity: \_\_\_\_\_ Grantee

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

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

Print Name: <u>Sharon Lynn and Richard Miranda</u>	Print Name: <u>Bennett S. Harrell and Julie R. Harrell</u>
Address: <u>1704 Kempfield Drive</u>	Address: <u>4414 W. Blossom Way Drive</u>
City: <u>Hampstead</u>	City: <u>Rogers</u>
State: <u>MD</u> Zip: <u>21704</u>	State: <u>Arkansas</u> Zip: <u>72758</u>

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

Print Name: First Centennial Title Company of Nevada Esc. #: 21017793-DR  
 Address: 896 W Nye Ln, Ste 104  
 City: Carson City State: NV Zip: 89703

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED