

Commitment Number: DEF2140004NV-A

After Recording, Send To:

Boston National Title Agency LLC
400 Rouser Road, Bldg #2, Ste 101
Coraopolis, PA 15108

TAX MAILING ADDRESS: **JOHN V. LYNCH AND RONICA R. LYNCH, 1545 Holbrook Bluffs Ct, Wellington, NV 89444**

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
1022-17-002-015**

GENERAL WARRANTY DEED

Parker Living Trust, Joel T. Parker and Patricia Parker, Trustees, hereinafter grantor, whose tax-mailing address is **1545 Holbrook Bluffs Ct, Wellington, NV 89444**, for Seventy-Four Thousand Five Hundred Dollars and Zero Cents (\$74,500.00) in consideration paid, grants, with general warranty covenants to **1545 Holbrook Bluffs Ct, Wellington, NV 89444**, hereinafter grantees, whose tax mailing address is **JOHN V. LYNCH AND RONICA R. LYNCH**, married and joint tenants with right of survivorship, the following real property:

All of its interest in the Subject Property located in the County of Douglas, State of Nevada, and described as follows:

Being a portion of the South 1/2 of Section 17, Township 10 North, Range 22 east, M.D.B. & M. further described as follows: Parcel 1A as set forth on Parcel Map 1, LDA 05-026 for DA Development, Inc., filed in the Office of the Douglas County Recorder, on November 17, 2006, in Book 1106, Page 6434, as Document No. 688964.

Property Address is: 1545 Holbrook Bluffs Ct, Wellington, NV 89444

Prior instrument reference: 2019-928219

The real property described above is conveyed subject to general warranty covenants, the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Executed by the undersigned on 8 day of July, 2021:

Parker Living Trust, Joel T. Parker and Patricia Parker, Trustees

By: Joel T. Parker Patricia Parker

Its: Trustees

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me on _____, 2021 by _____ its _____ on behalf of **Parker Living Trust, Joel T. Parker and Patricia Parker, Trustees** who is personally known to me or has produced _____ as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Notary Public

This instrument prepared by:

Boston National Title Agency LLC
400 Rouser Road, Bldg #2, Ste 101
Coraopolis, PA 15108

*see attached
certificate*

NEVADA INDIVIDUAL ACKNOWLEDGMENT
NRS 240.166

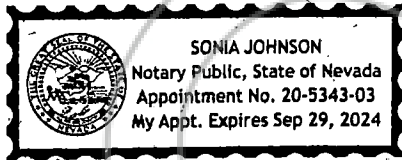
State of Nevada }
County of Douglas } SS.

This instrument was acknowledged before me
on July 08, 2021 by _____
Date

Joel T Parker _____ (.)
Name of Signer No. 1

(and

Patricia Parker _____ (.)
Name of Signer No. 2 (if any)



Place Notary Seal and/or Stamp Above

[Signature] _____
Signature of Notary Public

OPTIONAL

*Completing this information can deter alteration of the document or
fraudulent reattachment of this form to an unintended document.*

Description of Attached Document

Title or Type of Document: General Warranty Deed

Document Date: July 8, 2021 Number of Pages: _____

Signer(s) Other Than Named Above: _____

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 1022-17-002-015
 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 RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3.a. Total Value/Sales Price of Property \$ 74500.00
 b. Deed in Lieu of Foreclosure Only (value of property (_____)
 c. Transfer Tax Value: \$ 74500.00
 d. Real Property Transfer Tax Due \$ 290.55

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 Joseph P. Vallone Capacity: Agent
 Signature _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Parker Living Trust, Joel T. P
 Address: 1545 Holbrook Bluffs Court
 City: Wellington
 State: NV Zip: 89444

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: John V. Lynch & Ronica R. Lyn
 Address: 1545 Holbrook Bluffs Court
 City: Wellington
 State: NV Zip: 89444

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)
 Print Name: Joseph P. Vallone Escrow # _____
 Address: 400 Rouser Road, Ste. 500
 City: Coraopolis State: PA Zip: 15108