

DOUGLAS COUNTY, NV
RPTT:\$2554.50 Rec:\$40.00
\$2,594.50 Pgs=2 07/09/2021 01:56 PM
TICOR TITLE - GARDNERVILLE
KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO:
Jack Durrant
1708 Monticello Court
Minden, NV 89423

MAIL TAX STATEMENTS TO:
Jack Durrant
1708 Monticello Court
Minden, NV 89423

Escrow No. 2104271-RLT

The undersigned hereby affirms that this document submitted for recording does not contain the social security number of any person or persons.
(Pursuant to NRS 239b.030)

APN No.: I320-29-610-017
R.P.T.T. \$2,554.50

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Jessica E. Young, an unmarried woman **FOR A VALUABLE CONSIDERATION**, receipt of which is hereby acknowledged, do/does hereby **Grant, Bargain, Sell and Convey** to Jack Durrant, an unmarried man and Tamara Breault, an unmarried woman as joint tenants

all that real property situated in the County of Douglas, State of Nevada, described as follows:
SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

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

Signature and notary acknowledgement on page two.

Jessica E. Young
Jessica E. Young


STATE OF NEVADA
COUNTY OF DOUGLAS

This instrument was acknowledged before me on ,
by Jessica E. Young

} ss: July 8 2021

T. Macaluso
NOTARY PUBLIC

This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow No. 02104271.

 TYLER MACALUSO
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No: 16-3876-2 - Expires September 23, 2024

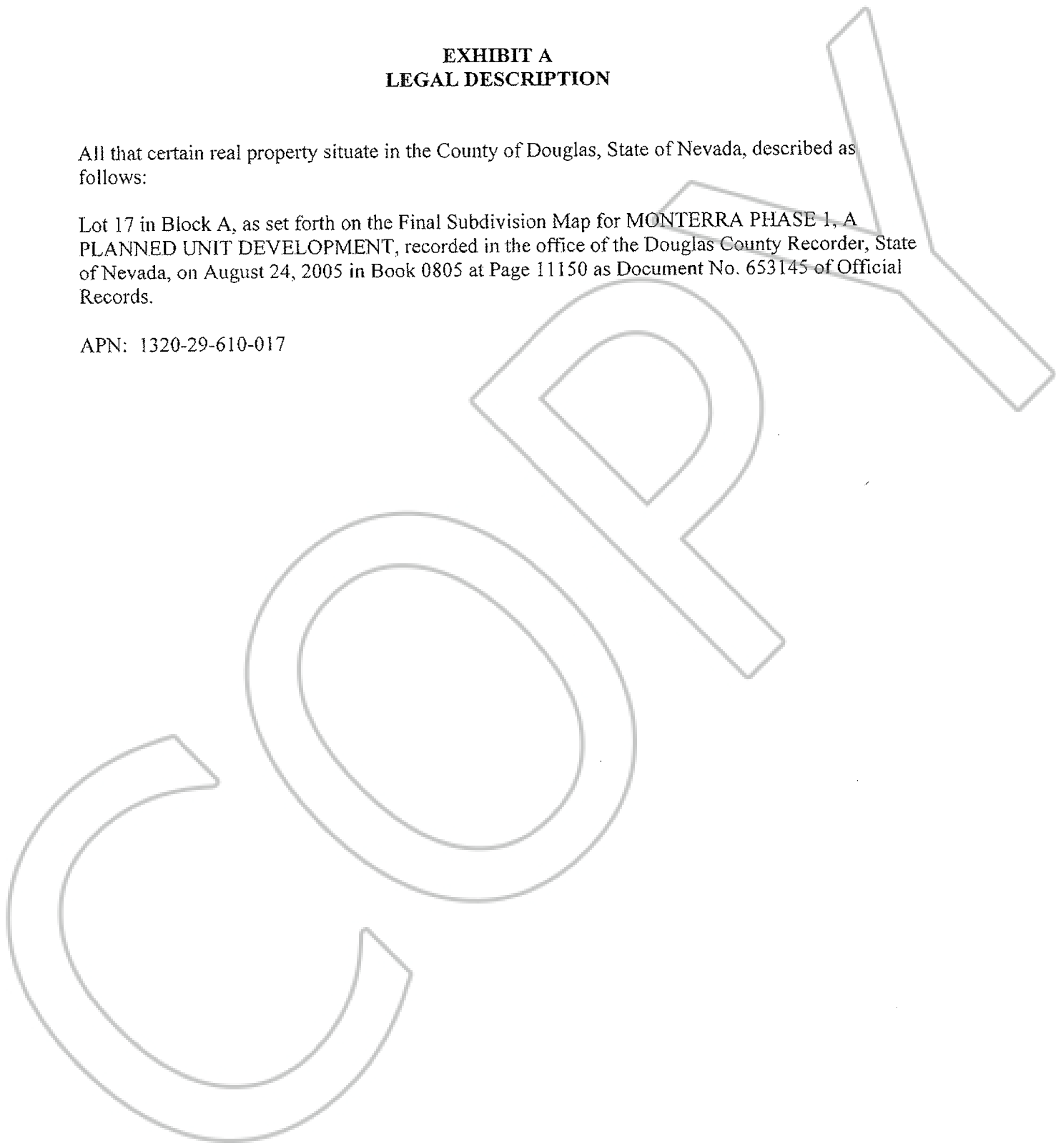
Escrow No. 2104271-RLT

**EXHIBIT A
LEGAL DESCRIPTION**

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

Lot 17 in Block A, as set forth on the Final Subdivision Map for MONTERRA PHASE 1, A PLANNED UNIT DEVELOPMENT, recorded in the office of the Douglas County Recorder, State of Nevada, on August 24, 2005 in Book 0805 at Page 11150 as Document No. 653145 of Official Records.

APN: 1320-29-610-017



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a. 1320-29-610-017
 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 ONLY
 Book _____ Page _____
 Date of Recording: _____
 Notes: _____

3. a. Total Value/Sales Price of Property: \$ 655,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) \$ _____
 c. Transfer Tax Value \$ 655,000.00
 d. Real Property Transfer Tax Due: \$ 2,554.50

4. **If Exemption Claimed**
 a. Transfer Tax Exemption, per NRS 375.090, Section _____
 b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____ %

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: Jessica C Young Capacity: Grantor
 Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Jessica C Young
 Address: 2695 Poncho Ct
 City: Minden
 State/Zip: NV 89423

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Jack Durrant + Tamara
 Address: 1708 Monticello Court Breavitt
 City: Minden
 State: NV Zip: 89423

COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)
 Print Name: Ticor Title of Nevada, Inc. Escrow No.: 02104271-020-RLT
 Address: 1483 US Highway 395 N, Suite B
 City, State, Zip: Gardnerville, NV 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED