

A.P.N.: 1022-15-001-048
File No: 143-2627678 (et)
R.P.T.T.: \$897.00

When Recorded Mail To: Mail Tax Statements To:
Melanie Ann Purcell
1430 Agate Road
Wellington, NV 89444

GRANT, BARGAIN and SALE DEED

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

Debra Ann Kunz, an unmarried woman

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

Melanie Ann Purcell, an unmarried woman

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

LOT 12, IN BLOCK G OF TOPAZ RANCH ESTATES UNIT NO. 4, ACCORDING TO THE MAP THEREOF, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON NOVEMBER 16, 1970, IN BOOK 81, PAGE 214, AS DOCUMENT NO. 50212.

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.

Debra Ann Kunz
Debra Ann Kunz

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

This instrument was acknowledged before me on 7.6.2021 by **Debra Ann Kunz.**

E. Tobias
Notary Public
(My commission expires: 5/3/25)

 **E. TOBIAS**
Notary Public - State of Nevada
Appointment Recorded in Douglas County
No: 17-2783-5 - Expires May 3, 2025

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. 143-2627678.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1022-15-001-048
- 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: \$230,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$230,000.00
- d) Real Property Transfer Tax Due \$897.00

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: [Signature]

Signature: _____

Capacity: _____

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

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

Print Name: Debra Ann Kunz

Print Name: Melanie Ann Purcell

Address: P.O. Box 22504

Address: 1430 Agate Road

City: Carson City

City: Wellington

State: NV Zip: 89721

State: NV Zip: 89444

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

Print Name: First American Title Insurance Company

File Number: 143-2627678 et/ et

Address: 1663 US Highway 395, Suite 101

City: Minden

State: NV Zip: 89423

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