

DOUGLAS COUNTY, NV
RPTT:\$1755.00 Rec:\$40.00
\$1,795.00 Pgs=2
07/16/2021 01:53 PM
STEWART TITLE COMPANY - NV
KAREN ELLISON, RECORDER

A.P.N. No.:	1220-22-310-115
R.P.T.T.	\$1,755.00
File No.:	1299955 WLD
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	Same as below
When Recorded Mail To:	
Stephanie L. Herrera	
706 Long Valley Road 706 Long Valley Road	
Gardnerville Gardnerville, NV 89460 NV 89460	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Deborah K. Hartline, Trustee of The William & Deborah Hartline Family Trust Dated September 9, 2011** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Stephanie L. Herrera, a single woman**, all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

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

Lot 667, as shown on the map of GARDNERVILLE RANCHOS UNIT NO. 7, filed for record in the office of the County Recorder of Douglas County, Nevada, on March 27, 1974, in Book 374, Page 676, as File No. 72456.

Together with a portion of Section 22, Township 12 North, Ranch 20 East MDB&M, in the County of Douglas, State of Nevada, being more particularly described as follows:

Beginning at the Southeast corner of Lot 669 of GARDNERVILLE RANCHOS UNIT NO. 7, as said lot is shown per Document No. 72456 of the Official Records of said County; thence North 1°17'42" West, 43.90 feet; thence North 11°40'40" East, 37.97 feet to the Northeast corner of said Lot 669; thence Southerly along the Easterly lie of said lot, South 4°43'11" West, 81.35 feet to the Point of Beginning, as shown in a document recorded February 10, 1993, in Book 293, Page 1512, as Document No. 299206.

NOTE: The above metes and bounds description appeared previously in that certain Grant Deed recorded in the office of the County Recorder of Douglas County, Nevada on March 15, 2012, as Document No. 798890 of Official Records

***SUBJECT TO:**

1. Taxes for the fiscal year;
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: July 9, 2021

SIGNATURES AND NOTARY ON PAGE 2
THIS GRANT BARGAIN SALE DEED MAY BE SIGNED IN COUNTERPART.

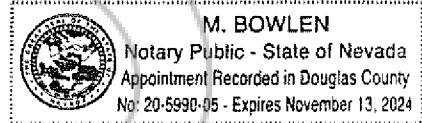
William & Deborah Hartline Family Trust dated
September 9, 2011

By: Deborah K. Hartline Date: 7-13-2021
Deborah K. Hartline, Trustee

State of Nevada)
County of Douglas) ss

This instrument was acknowledged before me on the 13th day of July, 2021
By: Deborah K. Hartline

Signature: M. Bowlen
Notary Public



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 1220-22-310-115
- 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 \$ 450,000.00
- b. Deed in Lieu of Foreclosure Only (value of property) ()
- c. Transfer Tax Value: \$ 450,000.00
- d. Real Property Transfer Tax Due \$ 1,755.00

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 M Bowen Capacity Escrow Agent
Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Deborah K. Hartline, Trustee of The William & Deborah Hartline Family Trust Dated September 9, 2011
Address: 801 Cherry Lane
City: Reno
State: NV Zip: 89509

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Stephanie L. Herrera
Address: 706 Long Valley Road
City: Gardnerville
State: NV Zip: 89460

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

Print Name: Stewart Title Company Escrow # 1299955 WLD
Address: 1362 Hwy 395, Suite 109
City: Gardnerville State: NV Zip: 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED