

DOUGLAS COUNTY, NV

2021-972071

RPTT:\$877.50 Rec:\$40.00

\$917.50 Pgs=2

08/05/2021 12:27 PM

FIRST CENTENNIAL - RENO (MAIN OFFICE)

KAREN ELLISON, RECORDER

APN: 1318-23-810-012
R.P.T.T.: \$ 877.50
Escrow No.: 21018742-DR
When Recorded Return To:
Chris Ranker
P.O. Box 4555
Stateline, NV 89449

Mail Tax Statements to:
Chris Ranker
P.O. Box 4555
Stateline, NV 89449

SPACE ABOVE FOR RECORDER'S USE

GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Matthew Warner, a single man

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

Chris Ranker, a single man

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

Lot 14, in Block A of the Official Map of Kingsbury Meadows Subdivision, filed in the Office of the County Recorder of Douglas County, Nevada, on July 5th, 1955, as Document No. 10542.

Assessors Parcel No.: 1318-23-810-012

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

Dated this 26 day of July 2021.

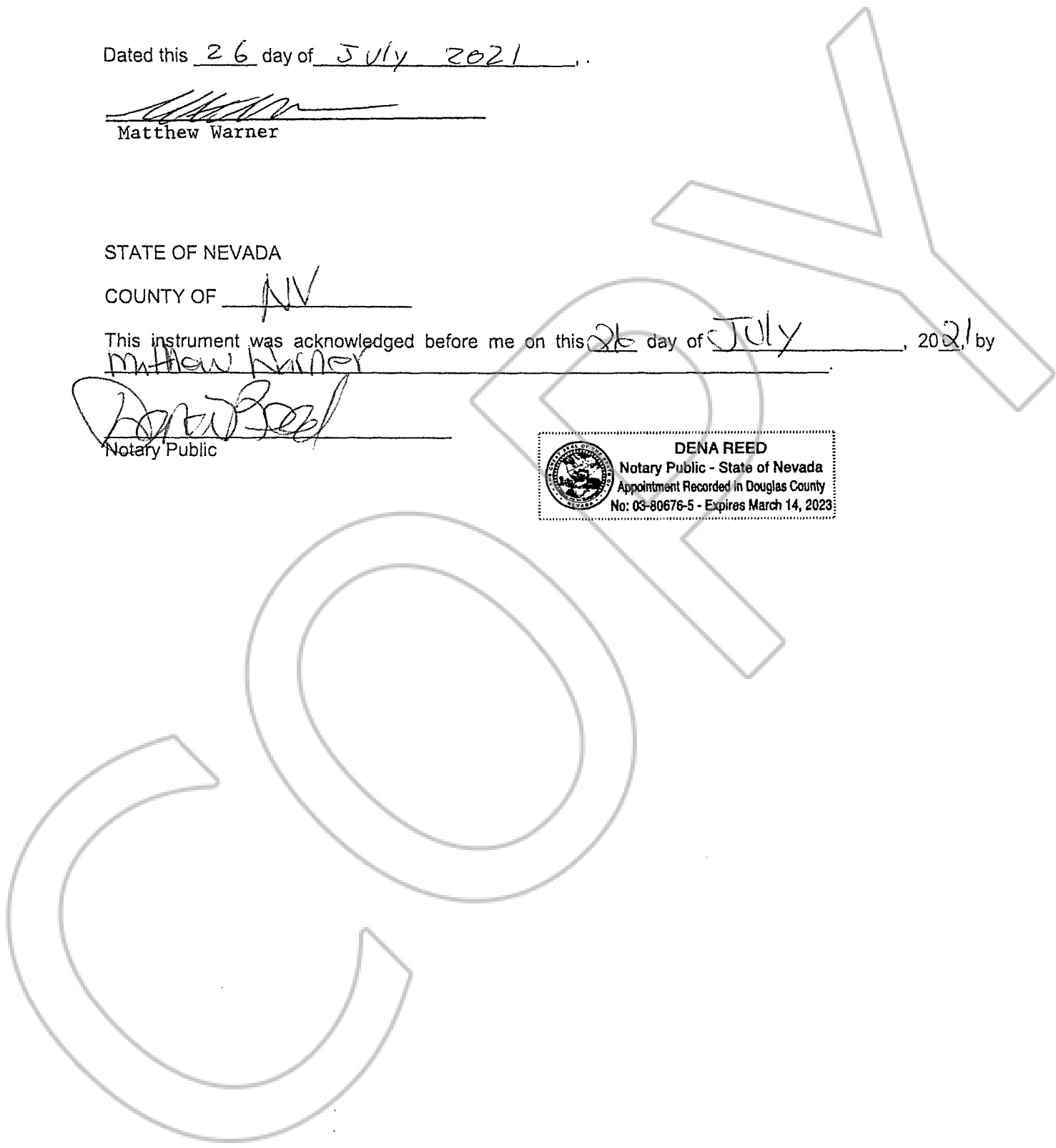
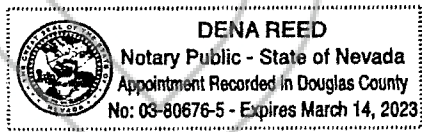
[Signature]
Matthew Warner

STATE OF NEVADA

COUNTY OF NV

This instrument was acknowledged before me on this 26 day of July, 2021, by Matthew Warner

[Signature]
Notary Public



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1318-23-810-012
 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: \$238,817.00 225,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)
 c. Transfer Tax Value: \$238,817.00 225,000.00
 d. Real Property Transfer Tax Due: \$877.50

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%~~ 50%

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: [Signature] Capacity: Agent
 Signature _____ Capacity: Grantee

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

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

Print Name: Matthew Warner
 Address: P.O. Box 4555
 City: Stateline
 State: NV Zip: 89449

Print Name: Chris Ranker
 Address: P.O. Box 4555
 City: Stateline
 State: Nevada Zip: 89449

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

Print Name: First Centennial Title Company of Nevada Esc. #: 21018742-DR
 Address: 896 W Nye Ln, Ste 104
 City Carson City State: NV Zip: 89703