

DOUGLAS COUNTY, NV **2021-972283**
RPTT:\$2148.90 Rec:\$40.00
\$2,188.90 Pgs=2 **08/10/2021 01:53 PM**
STEWART TITLE COMPANY - NV
KAREN ELLISON, RECORDER

A.P.N. No.:	1320-33-816-059
R.P.T.T.	\$2,148.90
File No.:	1329067 sa
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
Christine Marie Goodrich	
1418 Sterling Lane	
Gardnerville, NV 89410	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **John F. Shefchik and Alice L. Shefchik, Trustees of The John and Alice Shefchik Family Trust Dated February 21, 1995** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Christine Marie Goodrich**, an unmarried 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 24, Block B, as set forth on FINAL SUBDIVISION MAP No.1006 -11 for CHICHESTER ESTATES, PHASE 11, filed in the office of the County Recorder of Douglas County, Nevada and recorded December 27, 2002 in Book 1202, Page 12732, as Document No. 562225, and by Certificate of Amendment recorded March 27, 2003 in Book 0303, Page 13037, as Document No. 0571430, Official Records of Douglas County, Nevada.

***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: 08/09/2021

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

The John and Alice Shefchik Family Trust dated
February 21, 1995

John F. Shefchik
By: John F. Shefchik, Trustee

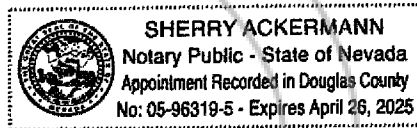
Alice L. Shefchik
By: Alice L. Shefchik, Trustee

State of Nevada)
) ss
County of Douglas)

This instrument was acknowledged before me on the 9 day of August, 2021
By: The John and Alice Shefchik Family Trust as Trustees of John F. Shefchik, Alice L. Shefchik,
Trustees of The John, and Alice Shefchik Family Trust Dated February 21, 1995

Signature: *Sherry Ackermann*
Notary Public

My Commission Expires: 4-26-2025



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1320-33-816-059
 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'/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 \$ 551,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 c. Transfer Tax Value: \$ 551,000.00
 d. Real Property Transfer Tax Due \$ 2,148.90

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 %
 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 Grantor Escrow
 Signature _____ Capacity Grantee

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Print Name: John F. Shefchik, Alice L. Shefchik, Trustees of The John, and Alice Shefchik Family Trust Dated February 21, 1995
 Address: 1565 Virginia Ranch Road Apt 211
 City: Gardnerville
 State: NV Zip: 89410

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: Christine Marie Goodrich
 Address: 1418 Sterling Lane
 City: Gardnerville
 State: NV Zip: 89410

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Stewart Title Company Escrow # 1329067 sa
 Address: 1362 Hwy 395, Suite 109
 City: Gardnerville State: NV Zip: 89410