

DOUGLAS COUNTY, NV **2021-972348**
RPTT:\$2632.50 Rec:\$40.00
\$2,672.50 Pgs=2 **08/11/2021 02:04 PM**
STEWART TITLE COMPANY - NV
KAREN ELLISON, RECORDER

| | |
|-------------------------------------|----------------------|
| A.P.N. No.: | 1420-06-301-019 |
| R.P.T.T. | \$2,632.50 |
| File No.: | 1327746 WLD |
| Recording Requested By: | |
| Stewart Title Company | |
| Mail Tax Statements To: | <i>Same as below</i> |
| When Recorded Mail To: | |
| James R. May Jr. and Donna Beck May | |
| 3654 Summer Hill Rd. | |
| Minden, NV 89423 | |

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Erik K. Westerlund, a married man as his sole and separate property** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **James R. May Jr. and Donna Beck May, husband and wife, as Joint Tenants with Rights of Survivorship**, 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:

Parcel B as set forth on that certain Parcel Map for LARRY ALLAN THOMAS and MICHAEL WALTER THOMAS filed for record in the office of the County Recorder of Douglas County, State of Nevada, on March 22, 1979, as Document No. 30901.

***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: August 5, 2021

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

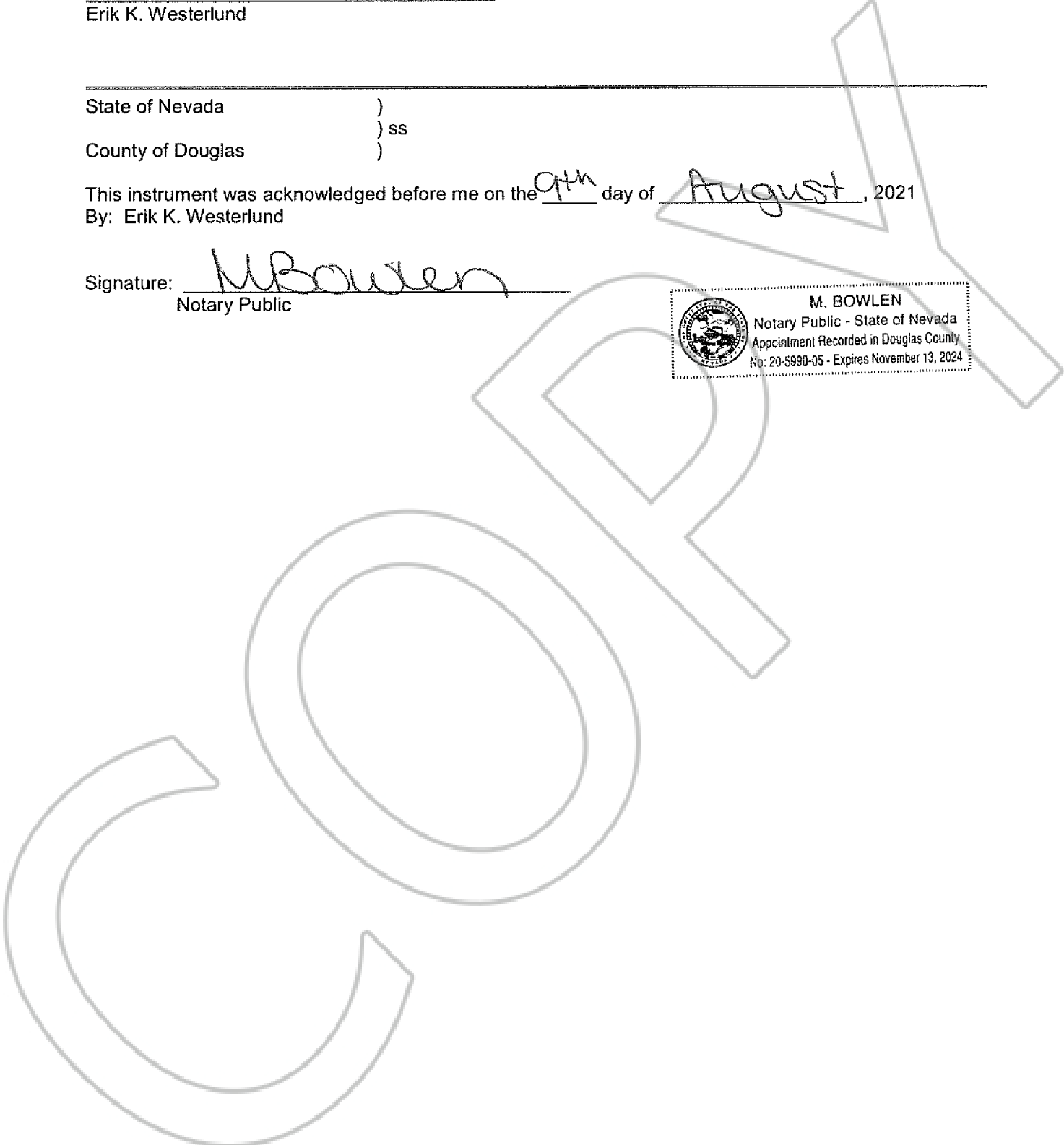
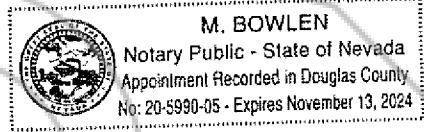
Erik K. Westerlund

Erik K. Westerlund

State of Nevada)
) ss
County of Douglas)

This instrument was acknowledged before me on the 9th day of August, 2021
By: Erik K. Westerlund

Signature: *M. Bowlen*
Notary Public



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1420-06-301-019
 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 \$ 675,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 c. Transfer Tax Value: \$ 675,000.00
 d. Real Property Transfer Tax Due \$ 2,632.50

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 M Bowen Capacity Escrow Agent
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Erik K. Westerlund
 Address: 1327 Saratoga Street
 City: Minden
 State: NV Zip: 89423

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: James R. May Jr. and Donna Beck
May
 Address: 3654 Summer Hill Rd.
 City: Minden
 State: NV Zip: 89423

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Stewart Title Company Escrow # 1327746 WLD
 Address: 1362 Hwy 395, Suite 109
 City: Gardnerville State: NV Zip: 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED