

A.P.N.: 1320-29-117-039
File No: 143-2631022 (mk)
R.P.T.T.: \$1,872.00

When Recorded Mail To: Mail Tax Statements To:
Walsh Trust
1092 Daphne Court
Minden, NV 89423

GRANT, BARGAIN and SALE DEED

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

Ambrosina E. Kneeland, an unmarried woman

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

Lawrence R. Walsh and Judith A. Walsh, trustees of the Walsh Family Trust dated
February 21, 2006

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

**LOT 175, AS SHOWN ON THE OFFICIAL PLAT OF WINHAVEN, UNIT NO. 5, FILED FOR
RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA,
ON FEBRUARY 10, 1994, IN BOOK 294 OF OFFICIAL RECORDS PAGE 1845, AS
DOCUMENT NO. 329790.**

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.

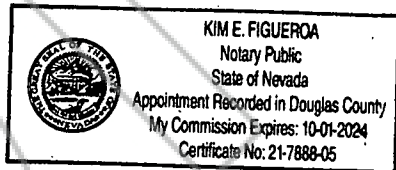
Ambrosina E. Kneeland
Ambrosina E. Kneeland

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

This instrument was acknowledged before me on August 6, 2021 by
Ambrosina E. Kneeland.

Kim E. Figueroa

Notary Public
(My commission expires: 10/01/2024)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow
No. 143-2631022.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1320-29-117-039
- 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: \$480,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$480,000.00
- d) Real Property Transfer Tax Due \$1,872.00

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]
Signature: _____

Capacity: Agent
Capacity: _____

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

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

Print Name: Ambrosina E. Kneeland
Address: P.O Box 246
City: Minden
State: NV Zip: 89423

Print Name: dated
Address: 1092 Daphne Court
City: Minden
State: NV Zip: 89423

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

First American Title Insurance
Print Name: Company
Address 1663 US Highway 395, Suite 101
City: Minden

File Number: 143-2631022 mk/ mk
State: NV Zip: 89423

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