

A.P.N. No.:	1320-32-118-002
R.P.T.T.	\$ 0.00
File No.:	1339432 WLD
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
Ryan D. Grant and Jessica A. Fagundes	
1552 County Road	
Minden, NV 89423	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That for valuable consideration, the receipt of which is hereby acknowledged, **Ryan D. Grant (who acquired title as an unmarried man) and Jessica A. Fagundes (who acquired title as an unmarried woman)** does hereby Grant, Bargain, Sell and Convey to **Ryan D. Grant and Jessica A. Fagundes, husband and wife, as Community Property with Right of Survivorship**, all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

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

Lot 2, in Block A, as shown on the map of SOUTH EAST ADDITION OF THE TOWN OF MINDEN, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on November 27, 1961, as Document No. 19150.

***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 19, 2021

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

R.D.G.
Ryan D. Grant

[Signature]
Jessica A. Fagundes

State of Nevada)
County of Douglas) ss

This instrument was acknowledged before me on the 20th day of August, 2021
By: Ryan D. Grant and Jessica A. Fagundes

Signature: [Signature]
Notary Public



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1320-32-118-002
 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 \$ 0.00
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 c. Transfer Tax Value: \$ 0.00
 d. Real Property Transfer Tax Due \$ 0.00

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section #3
 b. Explain Reason for Exemption: Changing vesting from unmarried man and woman to husband and wife, vesting doc no. 915569

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 R.D.G. Capacity GRANTOR
 Signature R.D.G. Capacity GRANTEE

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Print Name: Ryan D. Grand and Jessica A. Fagundes
 Address: 1552 County Rd.
 City: Minden
 State: NV Zip: 89423

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: Ryan D. Grant and Jessica A. Fagundes
 Address: 1552 County Road
 City: Minden
 State: NV Zip: 89423

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Stewart Title Company Escrow # 1339432 WLD
 Address: 1362 Hwy 395, Suite 109
 City: Gardnerville State: NV Zip: 89410