

DOUGLAS COUNTY, NV **2021-973327**  
RPTT:\$2730.00 Rec:\$40.00  
\$2,770.00 Pgs=7 **08/30/2021 04:05 PM**  
STEWART TITLE COMPANY - NV  
KAREN ELLISON, RECORDER

<b>A.P.N. No.:</b>	1420-33-213-033
<b>R.P.T.T.</b>	\$2,730.00
<b>File No.:</b>	1314277 MDD
<b>Recording Requested By:</b>	
<b>Stewart Title Company</b>	
<b>Mail Tax Statements To:</b>	<i>Same as below</i>
<b>When Recorded Mail To:</b>	
Julia Howes and Lyle Howes	
2706 Stirrup Court	
Minden, NV 89423	

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

**Robert W. Watkins, an unmarried man and Randall S. Watkins, a married man as his sole and separate property and Cindy S. Watkins, a married woman as her sole and separate property, as tenants in common**

for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Julia Howes and Lyle Howes, husband and wife as joint tenants**, all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

See Exhibit "A" attached hereto and made a part hereof.

\*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 18<sup>th</sup>, 2021

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

Robert W. Watkins

Randall S. Watkins

Cindy Watkins  
Cindy S. Watkins

State of Nevada )  
County of Washoe ) ss

This instrument was acknowledged before me on the 10th day of August, 2021  
By: ~~Robert W. Watkins, Randall S. Watkins, and Cindy S. Watkins~~

Signature:   
Notary Public

My Commission Expires: 10/16/21



Robert W. Watkins

Randall S Watkins  
Randall S. Watkins

Cindy Watkins  
Cindy S. Watkins

State of Nevada )  
County of Washoe ) ss

This instrument was acknowledged before me on the 19th day of August, 2021  
By: Robert W. Watkins, Randall S. Watkins, and Cindy S. Watkins

Signature: [Signature]  
Notary Public

My Commission Expires: 10/16/21



Robert W. Watkins  
Robert W. Watkins

\_\_\_\_\_  
Randall S. Watkins

Cindy S. Watkins  
Cindy S. Watkins

\_\_\_\_\_  
State of Nevada )  
County of Washoe ) ss

This instrument was acknowledged before me on the 19th day of August, 2021  
By: Robert W. Watkins, Randall S. Watkins, and Cindy S. Watkins

Signature: [Signature]  
Notary Public

My Commission Expires: 10/16/21



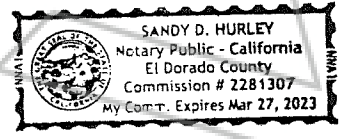
State of California  
County of El Dorado

This instrument was acknowledged before me on this 19<sup>th</sup> day of August, 2021 by

Randall S. Watten

Sandy Hurley  
Notary Public

My Commission Expires: 3/27/2023



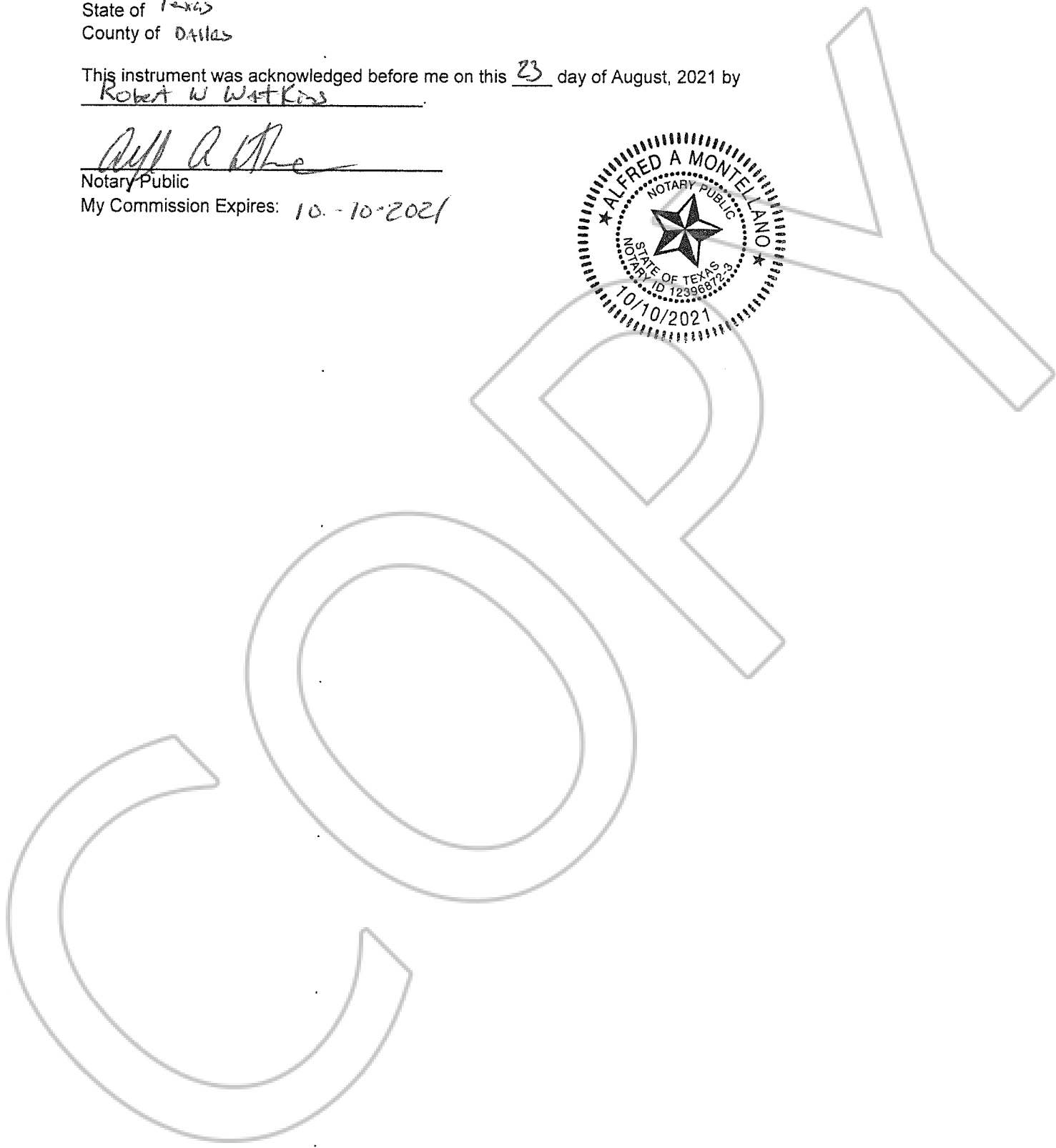
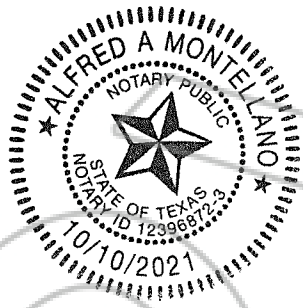
COPY

State of Texas  
County of Dallas

This instrument was acknowledged before me on this 23 day of August, 2021 by  
Robert W Watkins

Alfred A Montellano  
Notary Public

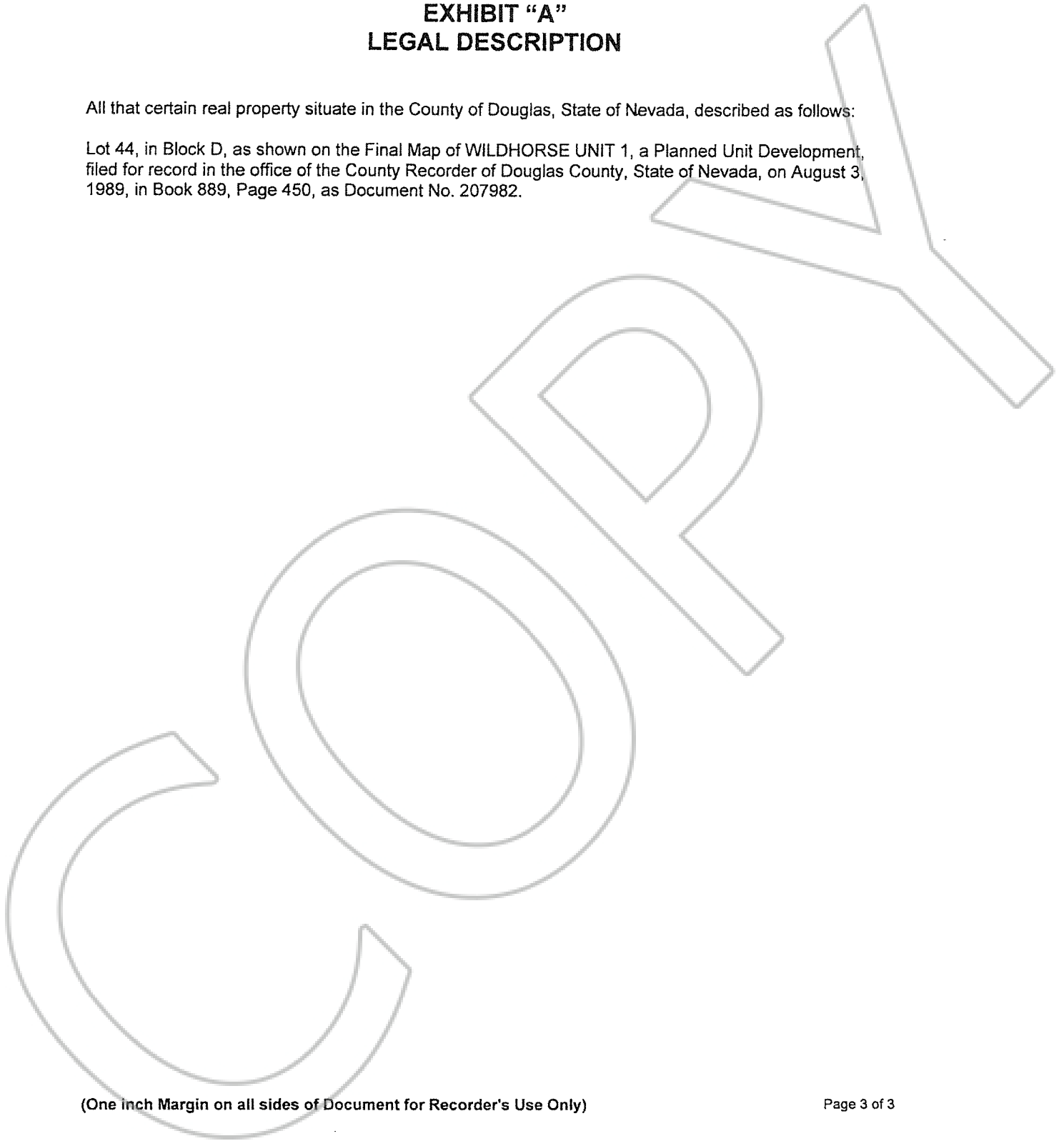
My Commission Expires: 10-10-2021



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

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

Lot 44, in Block D, as shown on the Final Map of WILDHORSE UNIT 1, a Planned Unit Development, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on August 3, 1989, in Book 889, Page 450, as Document No. 207982.



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1420-33-213-033  
 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                      \$ 700,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property)    ( \_\_\_\_\_ )  
 c. Transfer Tax Value:    \$ 700,000.00  
 d. Real Property Transfer Tax Due                                \$ 2,730.00

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 X Cindy Watkins Capacity Grantor  
 Signature Julia Howes Capacity Grantee

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: Robert W. Watkins, Randall S. Watkins,  
 and Cindy S. Watkins  
 Address: 7050 Diamond Vista Ct  
 City: Reno  
 State: NV Zip: 89506

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: Julia Howes and Lyle Howes  
 Address: 2706 Stirrup Court  
 City: Minden  
 State: NV Zip: 89423

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 Print Name: Stewart Title Company                      Escrow # 1314277 MDD  
 Address: 5390 Kietzke Ln., Suite 101  
 City: Reno    State: NV    Zip: 89511

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED