

DOUGLAS COUNTY, NV

2021-973423

RPTT:\$308.10 Rec:\$40.00

\$348.10 Pgs=3

09/01/2021 11:55 AM

FIRST CENTENNIAL - RENO (MAIN OFFICE)

KAREN ELLISON, RECORDER

APN: 1022-16-001-019

R.P.T.T.: \$308.10

Escrow No.: 21020485-DC

When Recorded Return To:

Joseph Moody and Deanna Moody

215 Artesia Road

Smith Valley, NV 89444

Mail Tax Statements to:

Joseph Moody and Deanna Moody

215 Artesia Road

Smith Valley, NV 89444

SPACE ABOVE FOR RECORDER'S USE

GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

James P. McGowan, a single man

do(es) hereby Grant, Bargain, Sell and Convey to

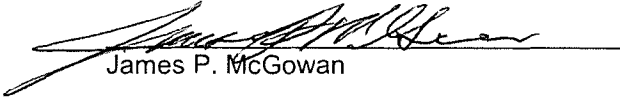
Joseph Moody and Deanna Moody, husband and wife, as joint tenants with right of survivorship

all that real property situated in the City of Wellington, County of Douglas, State of Nevada, described as follows:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "A"

Together with all and singular tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

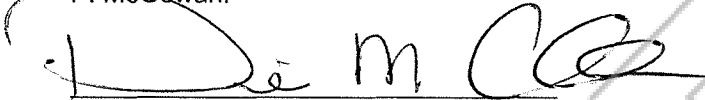
Dated this 31 day of AUGUST, 2021.


James P. McGowan

STATE OF NEVADA

CARSON CITY

This instrument was acknowledged before me on this 31 day of AUGUST, 2021, by James P. McGowan.


Notary Public

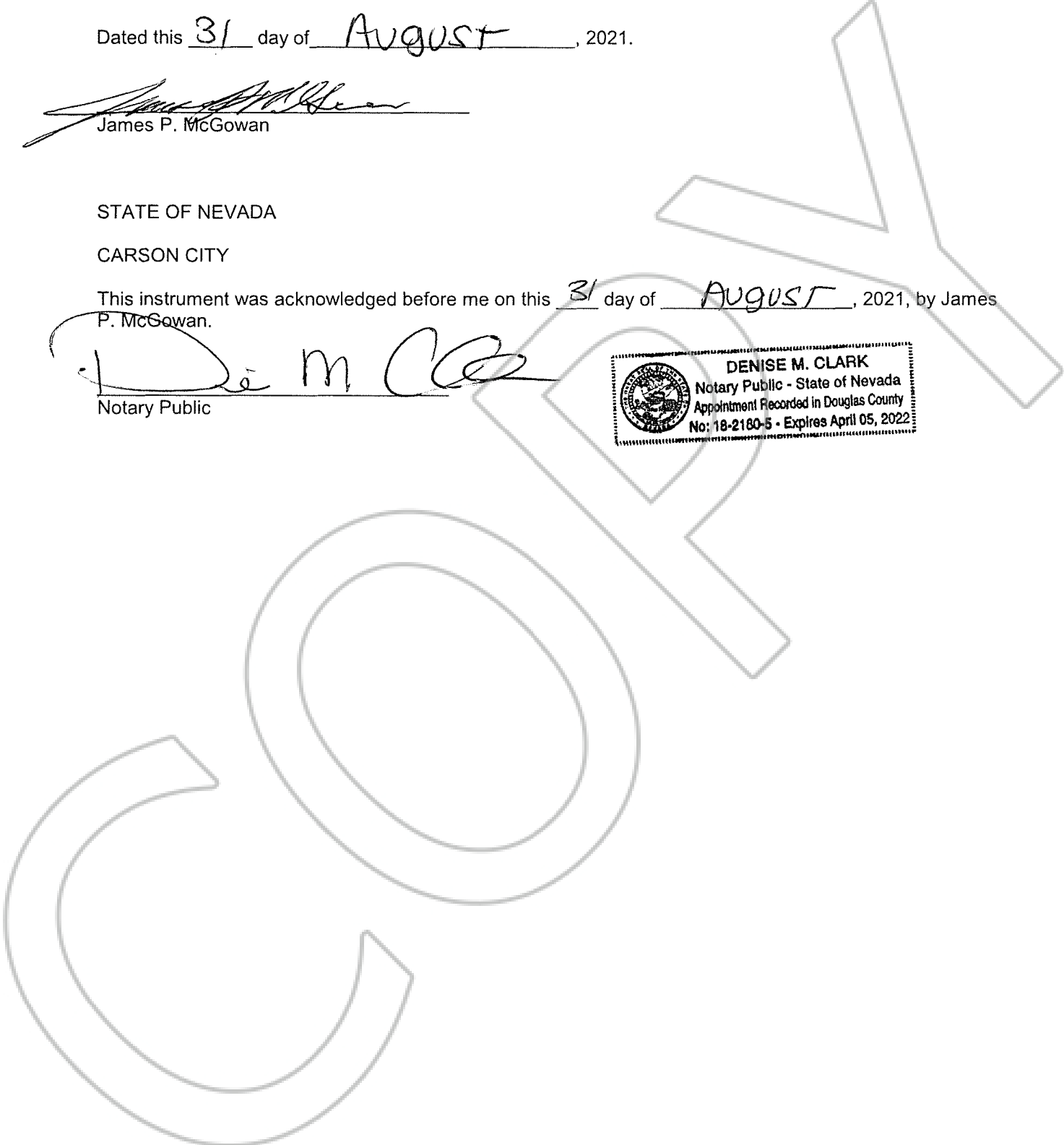
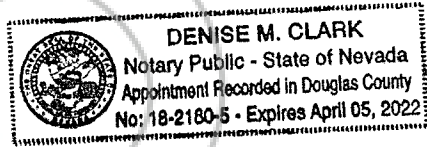
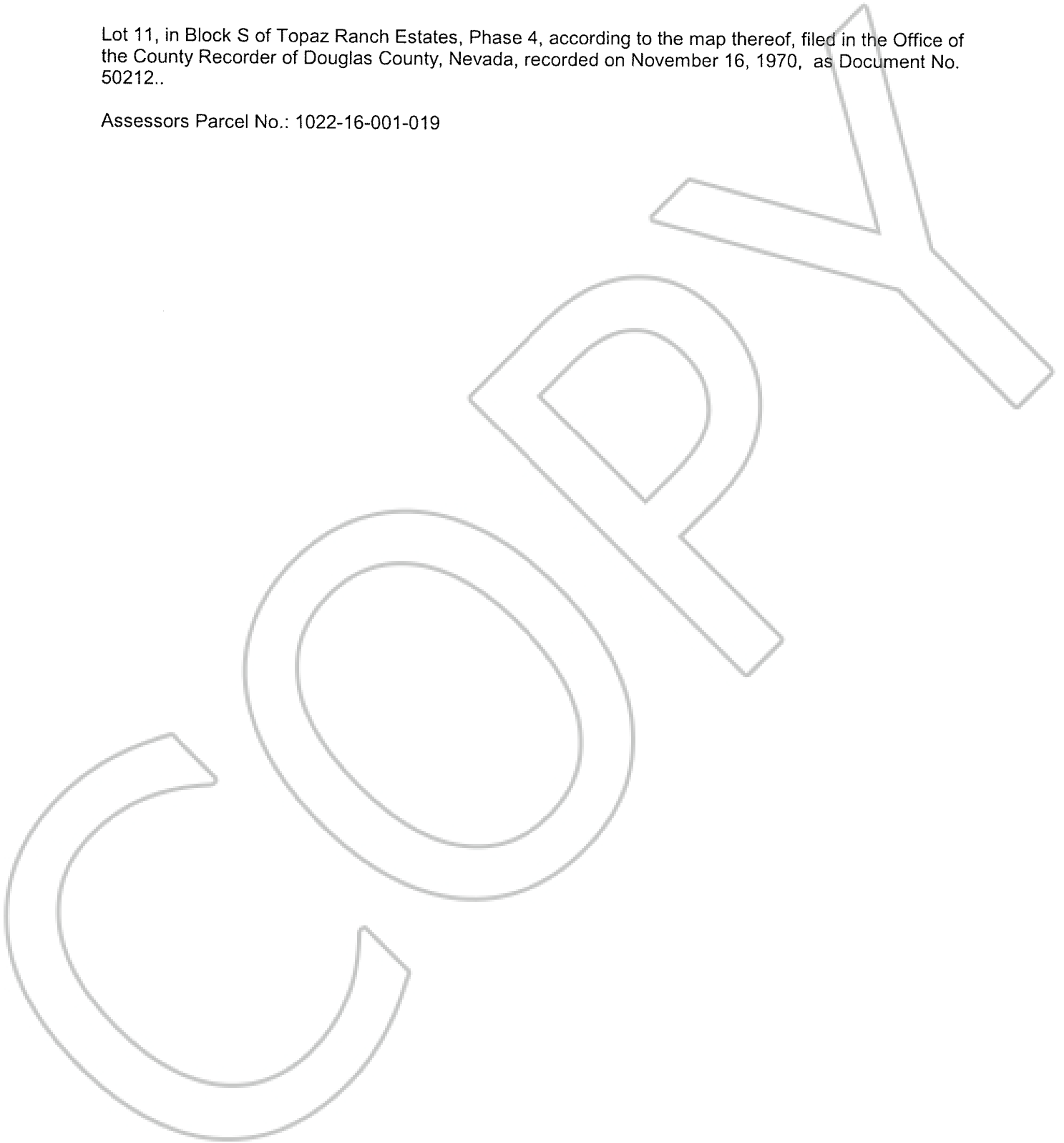


EXHIBIT A

Lot 11, in Block S of Topaz Ranch Estates, Phase 4, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, recorded on November 16, 1970, as Document No. 50212..

Assessors Parcel No.: 1022-16-001-019



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1022-16-001-019
 b) _____
 c) _____
 d) _____

2. Type of Property:
 a) Vacant Land b) Sgl. Fam. Residence
 c) Condo/Twnhse d) 2-4 Plex
 e) Apt. Bldg. f) Comm'l/Ind'l
 g) Agricultural h) Mobile Home
 Other: _____

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument No.:	_____
Book _____	Page _____
Date of Recording:	_____
Notes:	_____

3. a. Total Value/Sale Price of Property: \$79,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)
 c. Transfer Tax Value: \$79,000.00
 d. Real Property Transfer Tax Due: \$308.10

4. **IF EXEMPTION CLAIMED:**
 a. Transfer Tax Exemption, per NRS 375.090, Section: _____
 b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage Being Transferred: 100.00%

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 the 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: Agent

Signature _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: <u>James P. McGowan</u>	Print Name: <u>Joseph Moody and Deanna Moody</u>
Address: <u>PO Box 2256</u>	Address: <u>215 Artesia Road</u>
City: <u>Lucerne Valley</u>	City: <u>Smith Valley</u>
State: <u>CA</u> Zip: <u>92356</u>	State: <u>Nevada</u> Zip: <u>89444</u>

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

Print Name: First Centennial Title Company of Nevada Esc. #: 21020485-DC
 Address: 896 W Nye Ln, Ste 104
 City: Carson City State: NV Zip: 89703

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED