

A.P.N. No.:	1220-15-210-051
R.P.T.T.	\$1,794.00
File No.:	1355632 MF
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	Same as below
When Recorded Mail To:	
Kristina Marie Eggen	
926 Monument Peak Dr.	
Gardnerville, NV 89460	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Benjamin Michael Powers and Brenda F. Powers, husband and wife as joint tenants as to an undivided 50% interest and William Peter Powers and Patty Lynn Powers, husband and wife as joint tenants as to an undivided 50% interest** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Kristina Marie Eggen, an unmarried woman**, 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:

Lot 487, as shown on the map of RE-SUBDIVISION of Lots 91-A & B; 92-A & B; 93 through 96 and 221 through 232, GARDNERVILLE RANCHOS UNIT NO. 2, filed in the office of the County Recorder of Douglas County, Nevada on July 10, 1967, in Book 51, Page 222, as Document No. 37049.

***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: 9/3/2021

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

Benjamin Michael Powers
Benjamin Michael Powers

Brenda F. Powers
Brenda F. Powers

**SIGNED IN
COUNTERPART**

**SIGNED IN
COUNTERPART**

William Peter Powers

Patty Lynn Powers

State of _____)
County of _____) ss

This instrument was acknowledged before me on the _____ day of _____, 2021

By: _____

Signature: _____
Notary Public

My Commission Expires: _____

* see attached
CA. ACK *

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

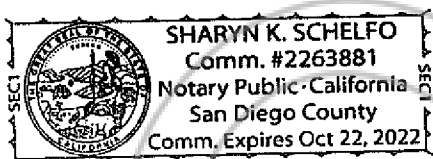
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }
County of Sonoma }

On September 4, 2021 before me, Sharyn K. Schelfo, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Benjamin Michael Powers
and Brenda F. Powers
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Handwritten Signature]
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Grant, Bargain, Sale Deed

Document Date: Number of Pages: 2

Signer(s) Other Than Named Above:

Capacity(ies) Claimed by Signer(s)
Signer's Name: Benjamin Michael Powers Signer's Name: Brenda F. Powers
[] Corporate Officer - Title(s): [] Corporate Officer - Title(s):
[] Partner - [] Limited [] General [] Partner - [] Limited [] General
[X] Individual [] Attorney in Fact [X] Individual [] Attorney in Fact
[] Trustee [] Guardian or Conservator [] Trustee [] Guardian or Conservator
[] Other: [] Other:

Signer is Representing:

**SIGNED IN
COUNTERPART**

Benjamin Michael Powers

William Peter Powers
William Peter Powers

**SIGNED IN
COUNTERPART**

Brenda F. Powers

Patty Lynn Powers
Patty Lynn Powers

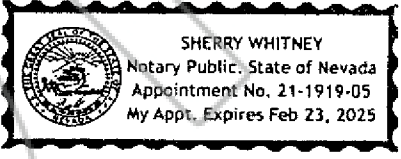
State of Nevada)
County of Douglas) ss

This instrument was acknowledged before me on the 3 day of September, 2021

By: William Peter Powers and Patty Lynn Powers

Signature: Sherry Whitney
Notary Public

My Commission Expires: 2/23/25



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1220-15-210-051
 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 \$ 460,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) ()
 c. Transfer Tax Value: \$ 460,000.00
 d. Real Property Transfer Tax Due \$ 1,794.00

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section _____
 b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____ %
 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 _____ Capacity _____ Grantor _____
 Signature _____ Capacity _____ Grantee _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Benjamin Michael Powers, Brenda F. Powers, William Peter Powers, and Patty Lynn Powers
 Address: 15114 Marty Drive
 City: Glen Ellen
 State: CA Zip: 95442

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Kristina Marie Eggen
 Address: 926 Monument Peak Dr
 City: Gardnerville
 State: NV Zip: 89469

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Stewart Title Company Escrow # 1355632 MF
 Address: 5470 Kietzke Ln., Suite 230
 City: Reno State: NV Zip: 89511