

DOUGLAS COUNTY, NV **2021-973835**  
RPTT:\$1989.00 Rec:\$40.00  
\$2,029.00 Pgs=2 **09/10/2021 11:39 AM**  
STEWART TITLE COMPANY - NV  
KAREN ELLISON, RECORDER

<b>A.P.N. No.:</b>	1320-33-712-016
<b>R.P.T.T.</b>	\$1,989.00
<b>File No.:</b>	1371360 WLD
<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>	
William Brad Whitmire and Gina Whitmire	
1302 Windsor Court	
Gardnerville, NV 89410	

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Laurie Neilan, a single woman** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **William Brad Whitmire and Gina Whitmire, husband and wife, as joint tenants**, 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 49, Block C, as set forth in Final Subdivision Map FSM-1006-2 for CHICHESTER ESTATES PHASE 2, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on December 9, 1996, in Book 1296 at Page 1286, as Document No. 402540, and by Certificate of Amendment recorded July 17, 2001, Book 701, Page 3929, as Document No. 518479, of Official Records of Douglas County, Nevada.

**\*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: September 7, 2021

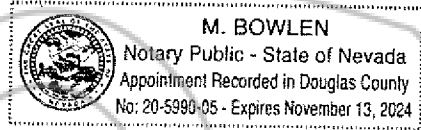
SIGNATURES AND NOTARY ON PAGE 2  
THIS GRANT BARGAIN SALE DEED MAY BE SIGNED IN COUNTERPART.

Laurie Neilan  
Laurie Neilan

State of Nevada )  
 ) ss  
County of Douglas )

This instrument was acknowledged before me on the 10<sup>th</sup> day of September, 2021  
By: Laurie Neilan

Signature: M. Bowlen  
Notary Public



STATE OF NEVADA  
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)  
a) 1320-33-712-016  
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                      \$ 510,000.00  
b. Deed in Lieu of Foreclosure Only (value of property)    (                      )  
c. Transfer Tax Value:    \$ 510,000.00  
d. Real Property Transfer Tax Due                              \$ 1,989.00

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 M Bowen    Capacity Escrow Agent  
Signature \_\_\_\_\_    Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
Print Name: Laurie Neilan  
Address: 1462 Edlesborough Circle  
City: Gardnerville  
State: NV                      Zip: 89410

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
Print Name: William Brad Whitmire and Gina Whitmire  
Address: 1302 Windsor Court  
City: Gardnerville  
State: NV                      Zip: 89410

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
Print Name: Stewart Title Company                      Escrow # 1371360 WLD  
Address: 1362 Hwy 395, Suite 109  
City: Gardnerville    State: NV                      Zip: 89410