

A.P.N.: 1220-21-610-022
File No: 143-2628093 (et)
R.P.T.T.: \$1,517.10

When Recorded Mail To: Mail Tax Statements To:
Nicholas C. Fletcher
3340 Opal Avenue
Silver Springs, NV 89429

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Connie M. Campbell and Paul S. Campbell, wife and husband, as joint tenants with right of survivorship

do(es) hereby *GRANT, BARGAIN and SELL* to

Nicholas C. Fletcher, a single man

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

LOT 342, OF GARDNERVILLE RANCHOS UNIT NO. 6, ACCORDING TO THE MAP THEREOF, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON MAY 29, 1973, IN BOOK 573, PAGE 1026, AS FILE NO. 66512.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

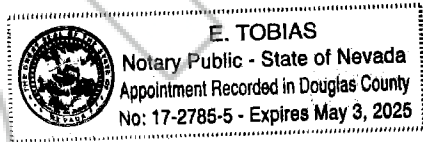
Connie M. Campbell

Paul S. Campbell

STATE OF **NEVADA**)
 : **ss.**
COUNTY OF **DOUGLAS**)

This instrument was acknowledged before me on 9.8.2021 by **Connie M. Campbell and Paul S. Campbell.**

Notary Public
(My commission expires: 5/3/25)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. 143-2628093.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 1220-21-610-022
 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
 i) Other _____

FOR RECORDERS OPTIONAL USE	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a) Total Value/Sales Price of Property: \$389,000.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$389,000.00
 d) Real Property Transfer Tax Due \$1,517.10

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption, per 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: [Signature]
 Signature: _____

Capacity: Agent
 Capacity: _____

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Print Name: Connie M. Campbell and Paul S. Campbell
 Address: 718 Bluerock Rd
 City: Gardnerville
 State: NV Zip: 89420

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: Nicholas C. Fletcher
 Address: 3340 Opal Avenue
 City: Silver Springs
 State: NV Zip: 89429

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: First American Title Insurance Company File Number: 143-2628093 et/ et
 Address: 1663 US Highway 395, Suite 101
 City: Minden State: NV Zip: 89423