

A.P.N.: 1420-18-214-021  
File No: 143-2631709 (et)  
R.P.T.T.: \$1,563.90

When Recorded Mail To: Mail Tax Statements To:  
Dylan Conner  
3307 Plymouth Drive  
Carson City, NV 89705

***GRANT, BARGAIN and SALE DEED***

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

Joshua Peeters and Sarah Peeters, husband and wife as joint tenants

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

Dylan Conner, a single man

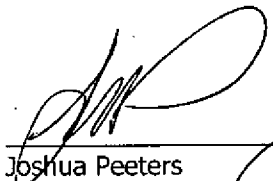
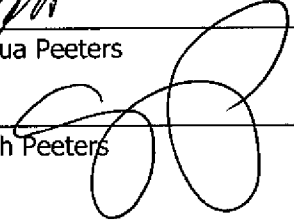
the real property situate in the County of Douglas, State of Nevada, described as follows:

**LOT 57, IN BLOCK D, AS SHOWN ON THE OFFICIAL MAP OF SILVERADO HEIGHTS, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON SEPTEMBER 18, 1978, IN BOOK 978, PAGE 1176, AS DOCUMENT NO. 25326 AND CERTIFICATE OF AMENDMENT OF THE FINAL PLAT OF SAID SUBDIVISION, RECORDED AUGUST 23, 1979, IN BOOK 879 OF OFFICIAL RECORDS AT PAGE 1725, AS DOCUMENT NO. 35885, AND CERTIFICATE OF AMENDMENT OF THE FINAL PLAT OF SAID SUBDIVISION RECORDED OCTOBER 12, 1979, IN BOOK 1079, AT PAGE 1039, AS DOCUMENT NO. 37638, OFFICIAL RECORDS, DOUGLAS COUNTY, NEVADA.**

*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

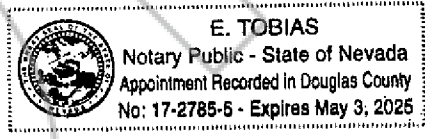
1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

  
\_\_\_\_\_  
Joshua Peeters  
  
\_\_\_\_\_  
Sarah Peeters

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

This instrument was acknowledged before me on 8-25-2021 by  
**Joshua Peeters and Sarah Peeters.**

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



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. 143-2631709.

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1420-18-214-021
- 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: \_\_\_\_\_

\$401,000.00

b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )

c) Transfer Tax Value: \_\_\_\_\_

\$401,000.00

d) Real Property Transfer Tax Due \_\_\_\_\_

\$1,563.90

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]

Capacity: Agent

Signature: \_\_\_\_\_

Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION  
(REQUIRED)**

**BUYER (GRANTEE) INFORMATION  
(REQUIRED)**

Print Name: Joshua Peeters and Sarah Peeters

Print Name: Dylan Conner

Address: 963 Topsy Lane 306-277

Address: 3307 Plymouth Drive

City: Carson City

City: Carson City

State: NV Zip: 89705

State: NV Zip: 89705

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

Print Name: First American Title Insurance Company

File Number: 143-2631709 et/ et

Address: 1663 US Highway 395, Suite 101

City: Minden

State: NV Zip: 89423

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)