

DOUGLAS COUNTY, NV
RPTT:\$4221.75 Rec:\$40.00
\$4,261.75 Pgs=3 2021-974844
09/30/2021 12:34 PM
SIGNATURE TITLE - MINDEN
KAREN ELLISON, RECORDER

A.P.N.: 1420-35-310-014

RECORDING REQUESTED BY:
Signature Title Company LLC
1664 Highway 395 Suite 105
Minden, NV 89423

MAIL RECORDED DOCS AND
TAX STATEMENTS TO:

Michael L. Thorne and Robin L. Thorne
1839 Snowflake Dr
Colorado Springs, CO 80921

Escrow No.: 710040-NF

RPTT \$4,221.75

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

Charles Keith Moore, a married man as his sole and separate property

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell, and Convey to:

Michael L. Thorne and Robin L. Thorne, Husband And Wife As Joint Tenants With Right of Survivorship

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

See Attached Exhibit "A"

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

Signature Page attached and made a part hereof.

Charles Keith Moore

Charles Keith Moore

STATE OF NEVADA
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on 09/20/2021.

by CHARLES KEITH MOORE

Natalie Frey
Notary Public (seal)



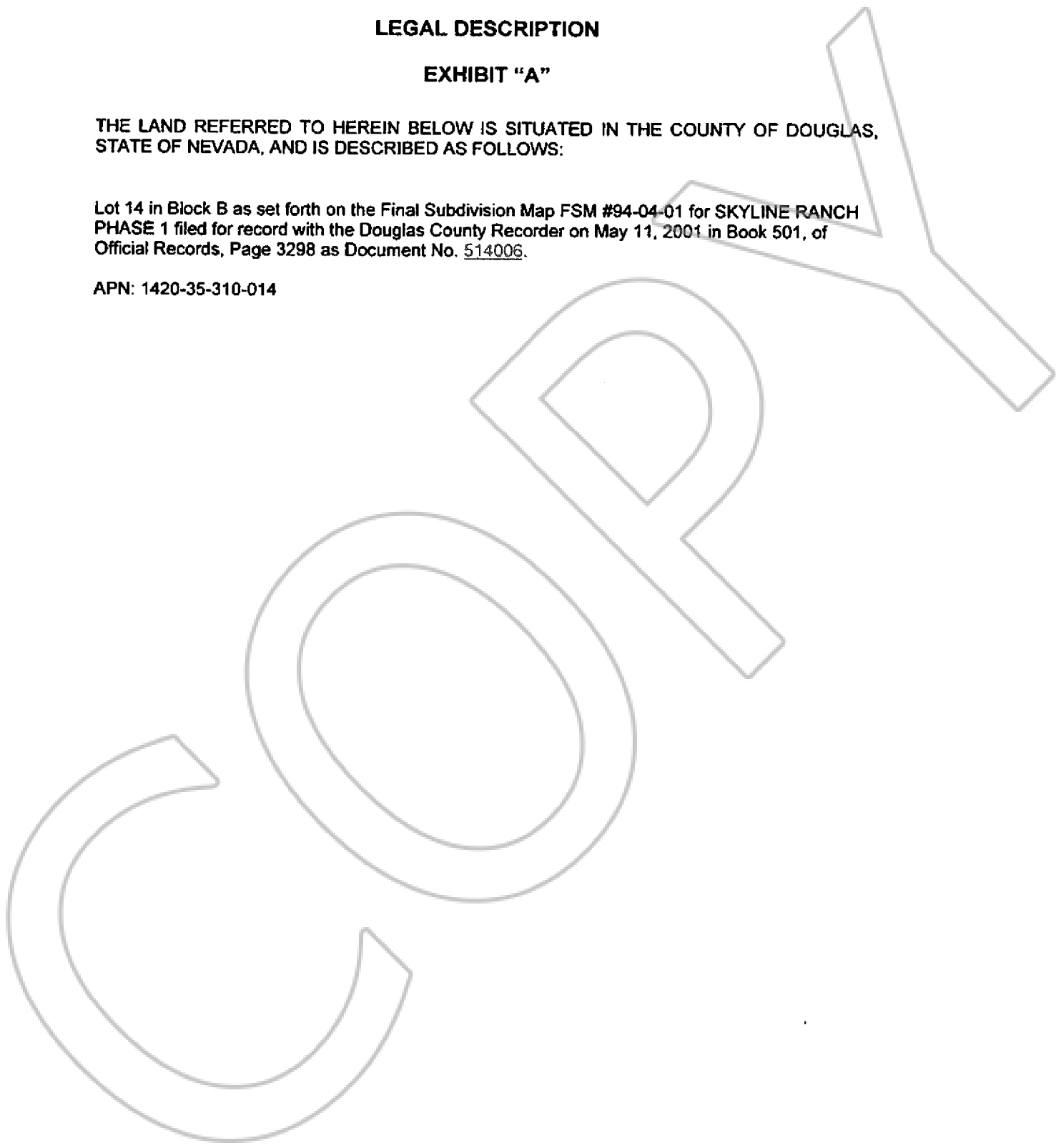
LEGAL DESCRIPTION

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DOUGLAS,
STATE OF NEVADA, AND IS DESCRIBED AS FOLLOWS:

Lot 14 in Block B as set forth on the Final Subdivision Map FSM #94-04-01 for SKYLINE RANCH
PHASE 1 filed for record with the Douglas County Recorder on May 11, 2001 in Book 501, of
Official Records, Page 3298 as Document No. 514006.

APN: 1420-35-310-014



**xSTATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 1420-35-310-014
- 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 RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property) \$1,082,500.00
Transfer Tax Value \$1,082,500.00
Real Property Transfer Tax Due: \$4,221.75

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 %

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 *Charles Moore* *Agent*
Signature _____

SELLER (GRANTOR) INFORMATION

(Required)

Print Name: Charles Moore
Address: 8350 Bee Ridge Rd #320
Sarasota, FL 34241

BUYER (GRANTEE) INFORMATION

(Required)

Print Name: Michael L. Thorne and Robin L. Thorne
Address: 1839 Snowflake Dr
Colorado Springs, CO 80921

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

Print Name: Signature Title Company LLC Escrow #: 710040-NF
Address: 1664 Highway 395 Suite 105, Minden, NV 89423

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED