

A.P.N.: 1420-07-710-003
File No: 143-2634224 (et)
R.P.T.T.: \$0 #5

When Recorded Mail To: Mail Tax Statements To:
Reanna J. Osborne and Parker Osborne
PO BOX 2437
Minden , NV 89423

GRANT, BARGAIN and SALE DEED

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

REANNA J. OSBORNE, A MARRIED WOMAN, WHO ACQUIRED TITLE AS REANNA J. POPOVICH A SINGLE WOMAN

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

REANNA J. OSBORNE AND PARKER E. OSBORNE, WIFE AND HUSBAND AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

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

LOT 3, IN BLOCK A, AS SET FORTH UPON THAT PLAT OF SUNRIDGE HEIGHTS UNIT 1, PHASE A FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON DECEMBER 15, 1982 IN BOOK 1282 AT PAGE 999, AS DOCUMENT NO. 74054.

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.

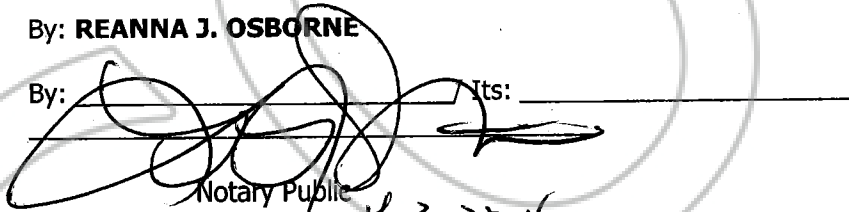


REANNA J. OSBORNE

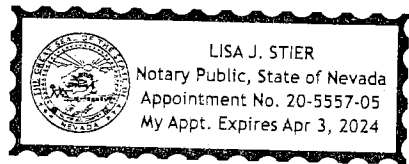
STATE OF **NEVADA**)
)
) :ss.
COUNTY OF **DOUGLAS**)

This instrument was acknowledged before me on this:
27 day of September 2021

By: **REANNA J. OSBORNE**

By:  Its: _____

Notary Public
(My commission expires: 4-3-2024)



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1420-07-710-003
- 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: \$0.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$0.00
- d) Real Property Transfer Tax Due \$0.00

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: #5
- b. Explain reason for exemption: Adding husband to title for no consideration

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: Grantor

Signature: _____

Capacity: _____

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

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

Print Name: Reanna J. Osborne

Print Name: Reanna J. Osborne and Parker Osborne

Address: PO BOX 2437

Address: PO BOX 2437

City: Minden

City: Minden

State: NV Zip: 89423

State: NV Zip: 89423

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

First American Title Insurance
 Print Name: Company
 Address: 1663 US Highway 395, Suite 101
 City: Minden

File Number: 143-2634224 et/ et
 State: NV Zip: 89423

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