

DOUGLAS COUNTY, NV **2021-975345**
RPTT:\$1474.20 Rec:\$40.00
\$1,514.20 Pgs=2 10/12/2021 08:59 AM
STEWART TITLE COMPANY - NV
KAREN ELLISON, RECORDER

A.P.N. No.:	1420-07-617-028
R.P.T.T.	\$1,474.20
File No.:	1408832 WLD
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To: <i>Same as below</i>	
When Recorded Mail To:	
Michelle L. Smuda and Carl E. Smuda	
944 Opalite Drive	
Carson City, NV 89705	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Dennis Joe Aja, a married man as his sole and separate property** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Carl E. Smuda and Michelle L. Smuda, husband and wife, as Community Property with Right of Survivorship**, 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 13 on the Plat of Highland Estates Unit No 1, according to the map thereof, filed in the Office of the County Recorder of Douglas County, State of Nevada, on July 26, 1977, Book 777, Page 1278, as Document No. 11379.

***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 29, 2021

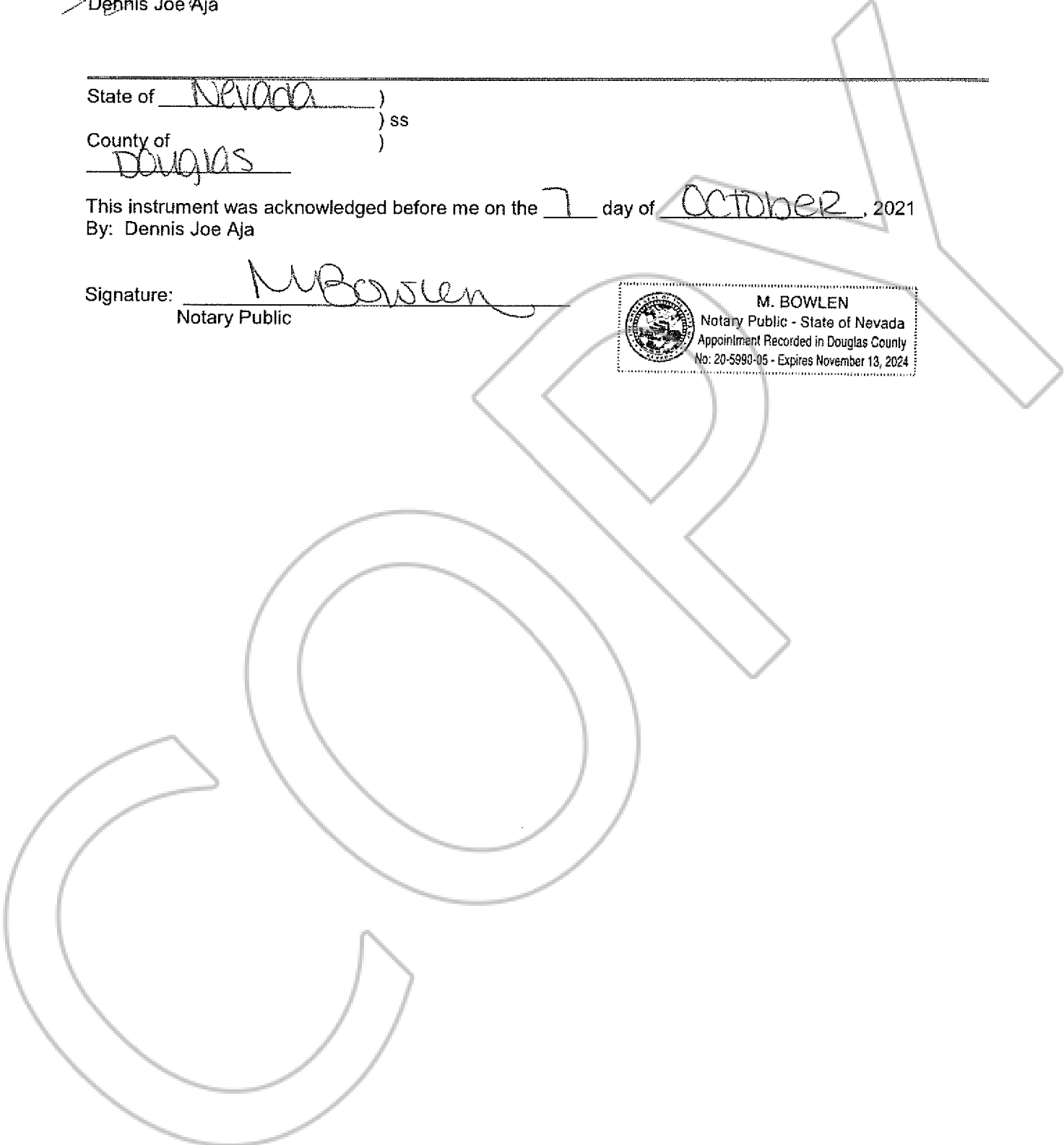
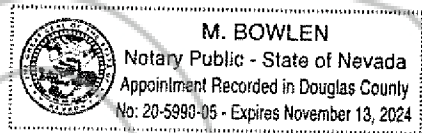
SIGNATURES AND NOTARY ON PAGE 2
THIS GRANT BARGAIN SALE DEED MAY BE SIGNED IN COUNTERPART.

Dennis Joe Aja
Dennis Joe Aja

State of Nevada)
) ss
County of Douglas)

This instrument was acknowledged before me on the 7 day of October, 2021
By: Dennis Joe Aja

Signature: M. Bowlen
Notary Public



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1420-07-617-028
 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 \$ 378,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) ()
 c. Transfer Tax Value: \$ 378,000.00
 d. Real Property Transfer Tax Due \$ 1,474.20

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: Dennis Joe Aja
 Address: 490 MARK WAY
 City: CARSON CITY
 State: NV Zip: 89706

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**
 Print Name: Michelle L. Smuda and Carl E. Smuda
 Address: 944 Opalite Drive
 City: Carson City
 State: NV Zip: 89705

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Stewart Title Company Escrow # 1408832 WLD
 Address: 1362 Hwy 395, Suite 109
 City: Gardnerville State: NV Zip: 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED