

Assessor's Parcel No: 1318-23-811-039

Order No.: 2132015419/21021304-CT

The Grantors declare:  
Documentary Transfer Tax is \$8,190.00

When Recorded Mail To:  
(Tax Statements Same)  
Jennie Nguyen and Ryan Kearns  
2263 Muratura Way  
El Dorado Hills, CA 95762

**GRANT, BARGAIN AND SALE DEED**

**THIS INDENTURE WITNESSETH:** That for a valuable consideration, receipt of which is hereby acknowledged,

George Perdue and Carolyn Perdue, husband and wife, as Joint Tenants

Do(es) hereby **GRANT, BARGAIN, SELL, and CONVEY** to

Jennie Nguyen and Ryan Kearns, wife and husband, as Community Property

All that real property situated in the County of Douglas, State of Nevada, specifically described as follows:

See "Exhibit A" attached hereto and made a part hereof.

WITNESS my hand this 4<sup>th</sup> day of October, 2021.

\* *George Perdue*  
George Perdue

\* *Carolyn Perdue*  
Carolyn Perdue

STATE OF NEVADA)

) ss.

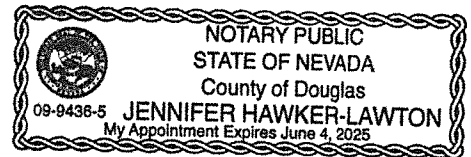
COUNTY OF DOUGLAS)

On this 4<sup>th</sup> day of October, 2021, personally appeared before me, a Notary Public in and for said County and State, George Perdue and Carolyn Perdue, known to me to be the person(s) described in and who executed the foregoing instrument, who acknowledged to me that he/she/they executed the same freely and voluntarily and for the uses and purposes therein mentioned.

WITNESS my hand and official seal.

*Jennifer Hawker-Lawton*  
NOTARY PUBLIC

(seal)

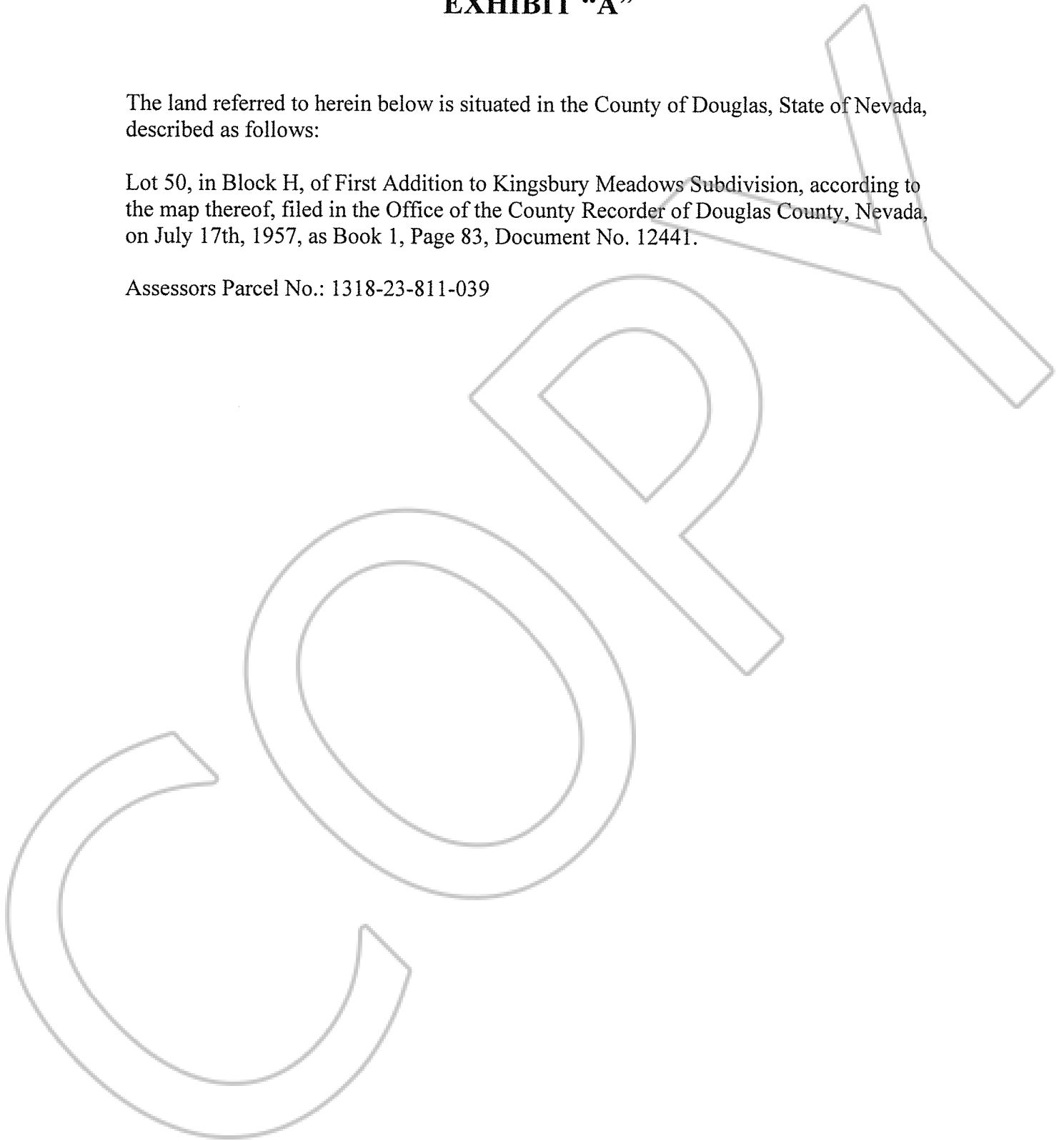


## EXHIBIT "A"

The land referred to herein below is situated in the County of Douglas, State of Nevada, described as follows:

Lot 50, in Block H, of First Addition to Kingsbury Meadows Subdivision, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, on July 17th, 1957, as Book 1, Page 83, Document No. 12441.

Assessors Parcel No.: 1318-23-811-039



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. **Assessors Parcel Number(s)**  
a) 1318-23-811-039

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 \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE ONLY</b>
NOTES: _____
_____

3. **Total Value/Sales Price of Property:**

Deed in Lieu of Foreclosure Only (value of property)	\$2,100,000.00
Transfer Tax Value:	\$2,100,000.00
Real Property Transfer Tax Due:	\$8,190.00

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 disallowance of any claimed exception, 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: \_\_\_\_\_ Capacity GRANTEE

\* Signature: \_\_\_\_\_ Capacity GRANTEE

**SELLER (GRANTOR) INFORMATION**

(REQUIRED)  
 Print Name: George Perdue and Carolyn Perdue  
 Address: 114 Baywood St.  
 City: Shoreacres  
 State: TX Zip: 77571

**BUYER (GRANTEE) INFORMATION**

(REQUIRED)  
 Print Name: Jennie Nguyen and Ryan Kearns  
 Address: 2263 Muratura Way  
 City: El Dorado Hills  
 State: CA Zip: 95762

**COMPANY/PERSON REQUESTING RECORDING**

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Old Republic Title Company Esc. #: 2132015419/21021304-CT  
 Address: 2482 Lake Tahoe Blvd.  
 City/State/Zip: South Lake Tahoe, California 96150

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)