

DOUGLAS COUNTY, NV **2021-976026**
RPTT:\$2004.60 Rec:\$40.00
\$2,044.60 Pgs=2 10/26/2021 01:33 PM
STEWART TITLE COMPANY - NV
KAREN ELLISON, RECORDER

A.P.N. No.:	1319-30-710-010
R.P.T.T.	\$2,004.60
File No.:	1369739 WLD
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
Patrick Gordon Kidda and Starr Daniell Kidda	
1342 Valley Place SE	
Washington, DC 20020	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **James S. Morris and Sandy Morris, husband and wife, as joint tenants** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Patrick Gordon Kidda and Starr Daniell Kidda, husband and wife, as joint tenants**, 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:

Parcel 1:

Unit 10 of Lot 23 Condominiums, as set forth on Sheet 7 of the Third Amended Map of Tahoe Village Unit No. 2, filed for record August 14, 1979, as Document No. 35555, Official Records of Douglas County, State of Nevada.

Parcel 2:

TOGETHER WITH an undivided 1/18th interest in and to those areas designated as Common Areas as set forth on the map of Lot 23 Condominium as set forth on Sheet 7 of the Third Amended Map of Tahoe Village Unit No. 2, filed for record August 14, 1979, as Document No. 35555, Official Records of Douglas County, State of Nevada.

*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: October 6, 2021

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

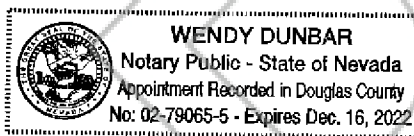
James S. Morris
James S. Morris

Sandy Morris
Sandy Morris

State of Nevada)
County of Douglas) ss

This instrument was acknowledged before me on the 11 day of October, 2021
By: James S. Morris and Sandy Morris

Signature: [Signature]
Notary Public



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1319-30-710-010
 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 \$ 514,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) ()
 c. Transfer Tax Value: \$ 514,000.00
 d. Real Property Transfer Tax Due \$ 2,004.60

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 [Signature] Capacity Escrow Agent
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: James S. Morris and Sandy Morris
 Address: 5050 Hanks Exchange Road
 City: Placerville
 State: CA Zip: 95667

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Patrick Gordon Kida and Starr Daniell Kida
 Address: 1342 Valley Place SE
 City: Washington
 State: DC Zip: 20020

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Stewart Title Company Escrow # 1369739 WLD
 Address: 1362 Hwy 395, Suite 109
 City: Gardnerville State: NV Zip: 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED