

A.P.N.: 1320-33-210-059  
File No: ()  
R.P.T.T.: \$



KAREN ELLISON, RECORDER

When Recorded Mail To: Mail Tax Statements To:  
Vernon D. Barnes  
1260 Heybourne Road  
Gardnerville, NV 89410

***GRANT, BARGAIN and SALE DEED***

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

Vernon D. Barnes, an unmarried man

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

Vernon D. Barnes, an unmarried man and Maria Veselitz, an unmarried woman as joint tenants

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

**LOT 28 IN BLOCK E AS SHOWN ON THE AMENDED FINAL MAP, PLANNED UNIT DEVELOPMENT PD 04-008, THE RANCH AT GARDNERVILLE PHASE 1, RECORDED IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER, STATE OF NEVADA ON MARCH 30, 2012, IN BOOK 0312 AT PAGE 7779 AS DOCUMENT NO. 799923, OFFICIAL RECORDS.**

*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.



Vernon D. Barnes

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



This instrument was acknowledged before me on this:  
9th day of November, 2021

By: **Vernon D. Barnes**

By: Mary Kelsh Its: \_\_\_\_\_

Notary Public

(My commission expires: 11-6-2022 )

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a) 1320-33-210-059  
 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: 550,000  
 b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )  
 c) Transfer Tax Value: \$ ( \_\_\_\_\_ )  
 d) Real Property Transfer Tax Due \$ 2,145

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 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: Owner  
 Capacity: \_\_\_\_\_

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

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

Print Name: Vernon D. Barnes  
 Address: 1260 Heybourne Road  
 City: Gardnerville  
 State: NV Zip: 89410

Print Name: Maria Veselitz  
 Address: 1260 Heybourne Road  
 City: Gardnerville  
 State: NV Zip: 89410

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

Print Name: \_\_\_\_\_ File Number: / \_\_\_\_\_  
 Address \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

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