

A.P.N.: 1420-08-211-025
File No: 143-2639351 (et)
R.P.T.T.: \$2,174.25

When Recorded Mail To: Mail Tax Statements To:
Sherry R Chappuis
1021 Sunburst Drive
Carson City, NV 89705

GRANT, BARGAIN and SALE DEED

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

Roy H. Sexton III and Maria F. Sexton, husband and wife as joint tenants

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

Sherry R Chappuis, an unmarried woman

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

LOT 25 IN BLOCK I, AS SET FORTH ON THE FINAL MAP OF SUNRIDGE HEIGHTS, PHASES 4 & 5A, A PLANNED UNIT DEVELOPMENT, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON JULY 1, 1994, BOOK 794, PAGE 1, AS DOCUMENT NO. 340968.

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

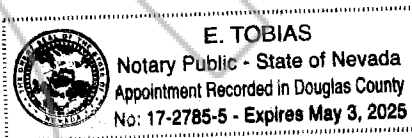
1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

[Signature]
Roy H Sexton III
[Signature]
Maria F Sexton

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

This instrument was acknowledged before me on 12-1-2021 by **Roy H Sexton, III and Maria F Sexton.**

[Signature]
Notary Public
(My commission expires: 5/3/25)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. 143-2639351.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 1420-08-211-025
 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: \$557,500.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$557,500.00
 d) Real Property Transfer Tax Due \$2,174.25

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]
 Signature: _____

Capacity: Agent
 Capacity: _____

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

Roy H Sexton, III and Maria F
 Print Name: Sexton
 Address: 3202 Rinn Valley Drive
 City: Longmont
 State: CO Zip: 80504

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

Sherry R Chappuis
 Print Name: Sherry R Chappuis
 Address: 1021 Sunburst Drive
 City: Carson City
 State: NV Zip: 89705

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: 143-2639351 et/ et
 State: NV Zip: 89423

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