

APN: 1320-34-002-005
R.P.T.T.: \$0.00
Escrow No.: 21023141-KH
When Recorded Return To:
Lisa Cribbs
1442 Orchard Road
Gardnerville, NV 89410

Mail Tax Statements to:
Lisa Cribbs
1442 Orchard Road
Gardnerville, NV 89410

DOUGLAS COUNTY, NV
RPTT:\$0.00 Rec:\$40.00
\$40.00 Pgs=3
2021-978254
12/10/2021 01:38 PM
FIRST CENTENNIAL - RENO (MAIN OFFICE)
KAREN ELLISON, RECORDER E04

SPACE ABOVE FOR RECORDER'S USE

GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Lisa Cribbs and Bruce Stevens, as tenants in common

do(es) hereby Grant, Bargain, Sell and Convey to

Lisa Cribbs, a single woman

all that real property situated in the Town of Gardnerville, County of Douglas, State of Nevada, described as follows:

Parcel 4-A as set forth on that certain Parcel Map for Duane D. Southwick and Tanny Southwick being a portion of the Southeast 1/4 of Section 34, Township 13 North, Range 20 East, M.D.B.&M., filed for record February 5, 1985 in Book 285, page 175, Document No. 113237, Official Records of Douglas County, State of Nevada.

Excepting therefrom that portion of said land described in Joint Tenancy Deed recorded June 5, 1996, in Book 696, Page 452, as Document No. 389325, Official Records, Douglas County, Nevada.

Further excepting therefrom that portion of Orchard Road lying within said land.

APN: 1320-34-002-005

Together with all and singular tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Dated this 07 day of December, 2021.

Lisa Cribbs
Lisa Cribbs

Bruce Stevens
Bruce Stevens

STATE OF Nevada

COUNTY OF Washoe

This instrument was acknowledged before me on this 07th day of December, 2021,
by Lisa Cribbs.

[Signature]
Notary Public



STATE OF _____

COUNTY OF _____

This instrument was acknowledged before me on this _____ day of _____, 2021,
by Bruce Stevens.

see attached

Notary Public

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }
County of Los Angeles

On 12-07-2021 before me, Teresa Scaletta, Notary Public,
Date Here Insert Name and Title of the Officer

personally appeared Bruce Stevens
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Place Notary Seal and/or Stamp Above

Signature [Signature]
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Grant, Bargain, Sale Deed

Document Date: _____ Number of Pages: 2

Signer(s) Other Than Named Above: Lisa Cribbs

Capacity(ies) Claimed by Signer(s)

Signer's Name: Bruce Stevens

Signer's Name: _____

Corporate Officer – Title(s): _____

Corporate Officer – Title(s): _____

Partner – Limited General

Partner – Limited General

Individual Attorney in Fact

Individual Attorney in Fact

Trustee Guardian or Conservator

Trustee Guardian or Conservator

Other: _____

Other: _____

Signer is Representing: _____

Signer is Representing: _____

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1320-34-002-005
 b) _____
 c) _____
 d) _____

2. Type of Property:
 a) Vacant Land b) Sgl. Fam. Residence
 c) Condo/Twnhse d) 2-4 Plex
 e) Apt. Bldg. f) Comm'l/Ind'l
 g) Agricultural h) Mobile Home
 Other: _____

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument No.:	_____
Book _____	Page _____
Date of Recording:	_____
Notes:	_____

3. a. Total Value/Sale Price of Property: \$0.00
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)
 c. Transfer Tax Value: \$0.00
 d. Real Property Transfer Tax Due: \$0.00

4. **IF EXEMPTION CLAIMED:**
 a. Transfer Tax Exemption, per NRS 375.090, Section: 4
 b. Explain Reason for Exemption: removing tenant in common - no consideration
 5. Partial Interest: Percentage Being Transferred: 100.00%

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 the 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: _____ Grantor
 Signature _____ Capacity: _____ Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Bruce Stevens
 Address: 711 Machado Dr #9
 City: Venice
 State: CA Zip: 90291

Print Name: Lisa Cribbs
 Address: 1440 Orchard Rd.
 City: Gardnerville
 State: NV Zip: 89410

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

Print Name: First Centennial Title Company of Nevada Esc. #: 21023141-KH
 Address: 1450 Ridgeview Dr, Ste 100
 City: Reno State: NV Zip: 89519

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED