

A.P.N.: 1420-28-310-033
File No: 143-2642221 (mk)
R.P.T.T.: \$2,726.10

When Recorded Mail To: Mail Tax Statements To:
Toni Vanness Arter
2884 Hot Springs Road
Minden, NV 89423

GRANT, BARGAIN and SALE DEED

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

Jeffrey M. Holden and Dawn E. Holden, husband and wife as joint tenants

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

Toni Vanness Arter, an unmarried woman

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

LOT 58, BLOCK C, AS SHOWN ON THE FINAL MAP #PD99-02-04 FOR SARATOGA SPRINGS ESTATES UNIT 4, A PLANNED UNIT DEVELOPMENT, RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON MAY 19, 2000, IN BOOK 500, PAGE 4445, AS DOCUMENT NO. 492337, AND AMENDED BY THAT CERTIFICATE OF AMENDMENT RECORDED NOVEMBER 30, 2000, IN BOOK 1100, PAGE 6042, AS DOCUMENT NO. 504169, OF 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.

Jeffrey M. Holden
Jeffrey M. Holden

Dawn E. Holden
Dawn E. Holden

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

This instrument was acknowledged before me on 12-16-21
by

Jeffrey M. Holden and Dawn E. Holden.

Mary Kelsh
Notary Public
(My commission expires: 11-6-22)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated 12/07/2021 under Escrow No. 143-2642221

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 1420-28-310-033
 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: \$699,000.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$699,000.00
 d) Real Property Transfer Tax Due \$2,726.10

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: agent

Signature: _____

Capacity: _____

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

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

Print Name: Jeffrey M. Holden and Dawn E. Holden

Print Name: Toni Vanness Arter

Address: 58 Evergreen Dr

Address: 2884 Hot Springs Road

City: Portmeuth

City: Minden

State: RI Zip: 02871

State: NV Zip: 89423

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

Print Name: First American Title Insurance Company

File Number: 143-2642221 mk/ mk

Address: 1663 US Highway 395, Suite 101

City: Minden

State: NV Zip: 89423

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