

DOUGLAS COUNTY, NV
RPTT:\$1521.00 Rec:\$40.00
\$1,561.00 Pgs=3
SIGNATURE TITLE - MINDEN
KAREN ELLISON, RECORDER

2022-980786

02/04/2022 11:34 AM

A.P.N.: 1121-05-515-001

RECORDING REQUESTED BY:
Signature Title Company LLC
1664 Highway 395 Suite 105
Minden, NV 89423

**MAIL RECORDED DOCS AND
TAX STATEMENTS TO:**

Brandon Magann
28 Conner Way
Gardnerville, NV 89410

Escrow No.: 710075-NF

RPTT \$1,521.00

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

John Heldman, an unmarried man, who acquired title as, John Heldman, a married man, as his sole and separate property

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell, and Convey to:

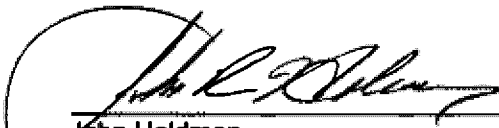
Brandon Magann, a single man

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

See Attached Exhibit "A"

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

Signature Page attached and made a part hereof.

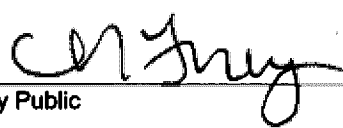


John Heldman

STATE OF NEVADA } ss:
COUNTY OF DOUGLAS

This instrument was acknowledged before me on 2/2/22

by JOHN HELDMAN



Notary Public (seal)



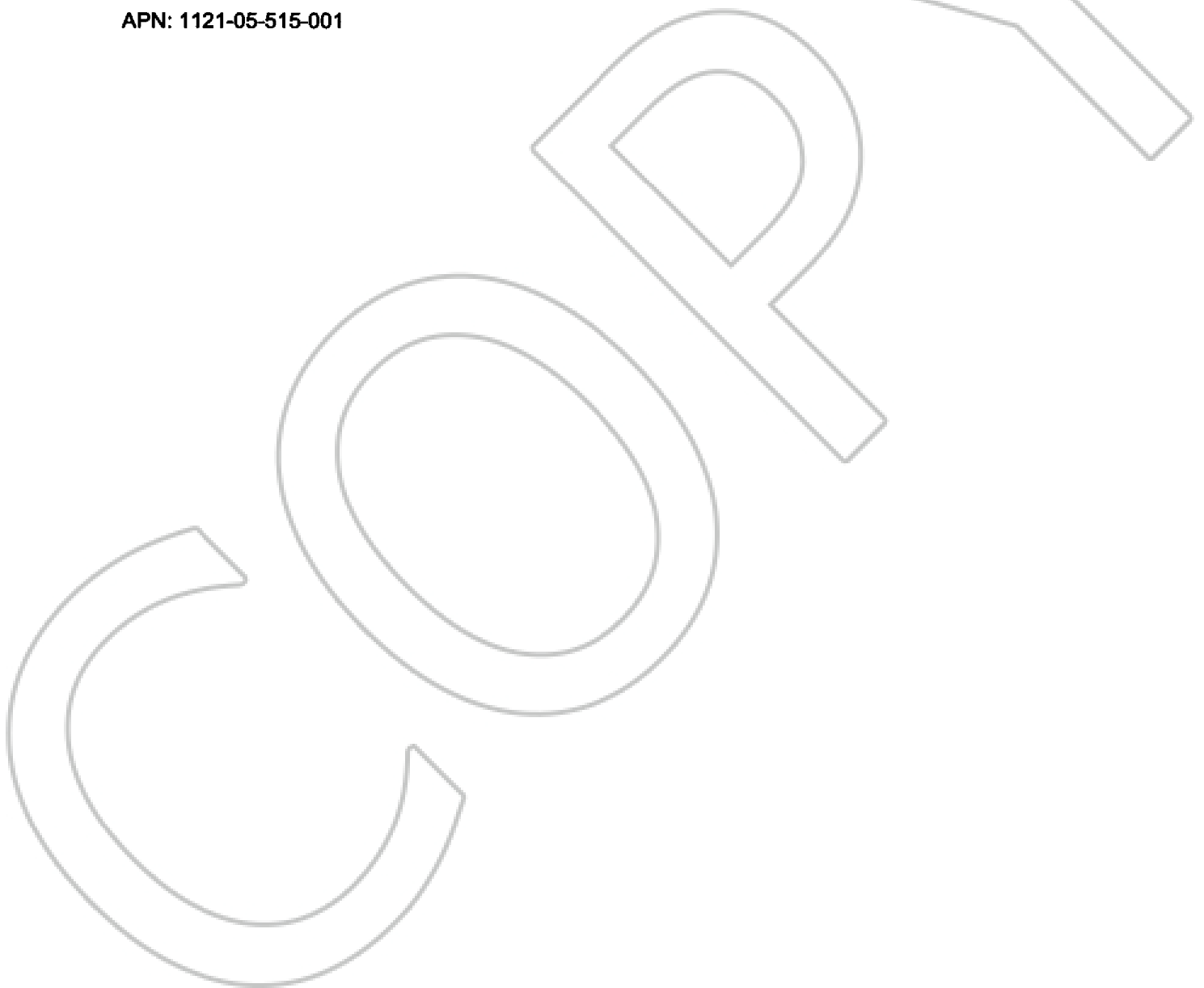
LEGAL DESCRIPTION

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DOUGLAS,
STATE OF NEVADA, AND IS DESCRIBED AS FOLLOWS:

Lot 130, as set forth on the Record of Survey for PINEVIEW DEVELOPMENT, UNIT NO. 5, filed in
the office of the Douglas County Recorder on July 26, 2004, in Book 0704, Page 10502 File No.
619666.

APN: 1121-05-515-001



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 1121-05-515-001
- 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 RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property) \$390,000.00
Transfer Tax Value \$390,000.00
Real Property Transfer Tax Due: \$1,521.00

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section _____
- b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: 100 %

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 [Handwritten Signature] [Handwritten Signature]
Signature _____

SELLER (GRANTOR) INFORMATION

(Required)

Print Name: John Heldman
Address: 1327 Jackie Lane
Minden, NV 89423

BUYER (GRANTEE) INFORMATION

(Required)

Print Name: Brandon Magann
Address: 28 Conner Way
Gardnerville, NV 89410

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

Print Name: Signature Title Company LLC Escrow #: 710075-NF
Address: 1664 Highway 395 Suite 105, Minden, NV 89423

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED