

APN: 1220-03-311-049
WHEN RECORDED MAIL TO:
Amanda Graham
1378 Pin Oak Drive
Gardnerville, Nevada 89410



MAIL TAX NOTICES TO:
Amanda Graham
1378 Pin Oak Drive
Gardnerville, Nevada 89410

GRANT, BARGAIN, AND SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged and transferred in connection with the divorce action In Re: the Marriage of AMANDA RAE. HUCKINS and SCOTT MATTHEW HUCKINS, filed in the Ninth Judicial District Court of the State of Nevada in and for Douglas County, AMANDA R. HUCKINS and SCOTT M. HUCKINS, Wife and Husband as Community Property with right of survivorship, hereby grant, bargain, sell and convey to AMANDA R. GRAHAM, as an unmarried women as her sole and separate property, and to her heirs and assigns forever, all that real property situated in the County of Douglas, State of Nevada, and specifically described as follows:

A parcel of land located within a portion of the Southwest 1/4 of Section 3, Township 12 North, Range 20 East, Mount Diablo Meridian, more particularly described as follows:

Commencing at the most Westerly corner of Lot 18, Block "C", as shown on Arbor Gardens Phase 4 recorded October 17, 2005 in the office of Recorder, Douglas County, Nevada as Document No. 657923, the POINT OF BEGINNING; thence along the North line of said Lot 18, North 72°11'03" East, 268.43 feet; thence South 17°48'57" East, 35.56 feet to a 2-1/2" Aluminum cap marked "PLS 18135, 2007" on 5/8" rebar; thence, South 03°23'07" West, 63.92 feet, passing through a 2-1/2" Aluminum cap marked "PLS 18135, 2007" on 5/8" rebar, to the South line of said Lot 18; thence along said South line North 86°36'53" West, 263.12 feet to the POINT OF BEGINNING.

Reference is hereby made to that certain Record of Survey to Support a Boundary Line Adjustment for Arbor Gardens IV, LLC, filed for record in the office of the Douglas County Recorder, State of Nevada, on August 7, 2007 in Book 807, Page 2227, Document No. 707133, Official Records.

NOTED: The above metes and bounds description appeared previously in that certain Deed recorded in the office of the County Recorder of Douglas County, Nevada on December 6, 2019, as Document No. 2019-939151 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:

TO HAVE AND TO HOLD all and singular the premises, together with the appurtenances, unto the said Grantee's assigns forever.

Pursuant to NRS 239B.030(4), we affirm that this instrument does not contain the personal information of any person.

DATED 14 November 2021.

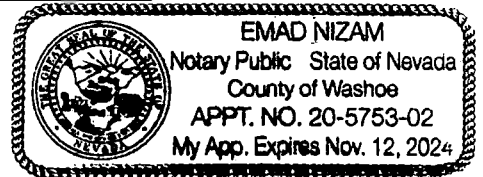
A Huckins
AMANDA R. HUCKINS

Scott M Huckins
SCOTT M. HUCKINS

STATE OF NEVADA)
)ss.
COUNTY OF DOUGLAS)

On the 14th day of November, 2021, personally appeared before me, a Notary Public in and for said County and State, AMANDA R. HUCKINS, who acknowledged to me that she executed the foregoing Grant Bargain and Sale Deed.

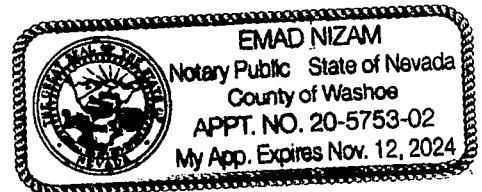
Emad Nizam
NOTARY PUBLIC



STATE OF NEVADA)
)ss.
COUNTY OF DOUGLAS)

On the 14th day of November, 2021, personally appeared before me, a Notary Public in and for said County and State, SCOTT M. HUCKINS, who acknowledged to me that he executed the foregoing Grant Bargain and Sale Deed.

Emad Nizam
NOTARY PUBLIC



STATE OF NEVADA
DECLARATION OF VALUE

- 1. Assessors Parcel Number(s)
 - a) 1220-03-311-049
 - 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 ONLY	
DOCUMENT/INSTRUMENT #:	_____
BOOK _____	PAGE _____
DATE OF RECORDING:	_____
NOTES:	_____

- 3. Total Value/Sales Price of Property: \$ NA
- Deed in Lieu of Foreclosure Only (value of property) (_____)
- Transfer Tax Value: \$ _____
- Real Property Transfer Tax Due: \$ _____

- 4. If Exemption Claimed:
 - a. Transfer Tax Exemption per NRS 375.090, Section # Ce
 - b. Explain Reason for Exemption: Transfer incident to divorce

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 Haram Hayes Capacity attorney
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Amanda Graham
 Address: 1378 Pin Oak Dr
 City: Gardnerville, NV
 State: NV Zip: 89470

Print Name: Scott Huckins
 Address: 1378 Pin Oak Dr
 City: Gardnerville
 State: NV Zip: 89410

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Haram Hayes Allright & Johnson Escrow # NA
 Address: PO Box 3396
 City: Stateline, NV 89449 State: _____ Zip: _____