A.P.N. No.: 1320-29-111-024
R.P.T.T. \$1,770.60
File No.: 1589220 sa
Recording Requested By:

Stewart Title Company

Mail Tax Statements To: Same as below
When Recorded Mail To:
Teresa E. Fiore
1135 White Oak Loop
Minden, NV 89423

DOUGLAS COUNTY, NV
RPTT:\$1770.60 Rec:\$40.00
\$1,810.60 Pgs=3 03/11/2022 11:04 AM
STEWART TITLE COMPANY - NV
KAREN ELLISON, RECORDER

## **GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH: That **Carolyn Pinther**, a single woman for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Teresa Elsa Fiore**, **A Single Woman**, all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

See Exhibit "A" attached hereto and made a part hereof.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: 3 2 2022

SIGNATURES AND NOTARY ON PAGE 2
THIS GRANT BARGAIN SALE DEED MAY BE SIGNED IN COUNTERPART.

Carolyn Pirther	_
State of NCVAAA ) ss  County of )  Clark  This instrument was acknowledged before me	e on the $2^{-1}$ day of $Maych$ , 2022
By: Carolyn Pinther  Signature:	AMANDA C. WOLFE NOTARY PUBLIC STATE OF NEVADA APPT. NO. 16-4098-1 MY APPT. EXPIRES SEPT 19, 2024

# EXHIBIT "A" LEGAL DESCRIPTION

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

#### PARCEL 1:

Unit 315 as shown on that certain Record of Survey filed for record in the office of the County Recorder of Douglas County, Nevada on June 9, 1997 in Book 697, at Page 1495 as Document No. 414454, Official Records being a Boundary Line Adjustment of the Final Map No. 1008-7A for WINHAVEN, UNIT NO. 7, PHASE A, a Planned Unit Development, filed for record in the office of the County Recorder of Douglas County, Nevada, on November 17, 1995, in Book 1195, Page 2675, Document No. 374950, Official Records.

#### PARCEL 2:

A non-exclusive easement for use, enjoyment, ingress and egress over the Common Area as set forth in Declaration of Covenants, Conditions and Restrictions recorded September 28, 1990, in Book 990, Page 4348, as Document No. 235644, Official Records.



### STATE OF NEVADA DECLARATION OF VALUE FORM

a) 1320-29-111-024 b)	<ol> <li>Assessor Parcel Numb</li> </ol>	er(s)				Λ
c) d) 2 Type of Property: a. □ Vacant Land b. ⊠ Single Fam. Res. □ Sook □ Page: □ Date of Recording: □ Date of Re	a) <u>1320-29-111-024</u>					
c) d) 2. Type of Property: a.	b)				(	\
d) 2. Type of Property: a □ Vacant Land b.⊠ Single Fam. Res. c.□ Condo/Twnhse d.□ 2-4 Plex Book Page: □ Apt. Bldg. f.□ Comm'l/Ind'l Date of Recording: □ Other  3. a. Total Value/Sales Price of Property Determined In Lieu of Foreclosure Only (value of property) b. Deed in Lieu of Foreclosure Only (value of property) c. Transfer Tax Value: d. Real Property Transfer Tax Due  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 Capacity Grantee  SELLER (GRANTOR) INFORMATION (REQUIRED) Print Name: Carolyn Pinther  Address: 6741 N Decatur Blvd  City: Las Vegas  FOR RECORDERS OPTIONAL USE ONLY Book Page:  Date of Recording:  Da	_1				1	
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g. Agricultural h. Mobile Home Other  3. a. Total Value/Sales Price of Property b. Deed in Lieu of Foreclosure Only (value of property) c. Transfer Tax Value: \$454,000.00 }  d. Real Property Transfer Tax Due \$1,770.60 }  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 Capacity Granter  SELLER (GRANTOR) INFORMATION (REQUIRED)  Print Name: Carolyn Pinther  Address: 6741 N Decatur Blvd  City: Las Vegas  Notes:  454,000.00  1,770.60  2,454,000.00  2,454,000.00  3,454,000.0	c.□ Condo/Twnhse	d.□ 2-4 Plex	Book		Page	e:
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City: Las Vegas City: Minden	Print Nam <u>e: Car</u> olyn Pint	her	Print Nam	ne: Teresa	a E. Fiore	
	Address: 6741 N Decatur	Blvd	Address:	1135 W	hite Oak Loop	)
	City: Las Vegas		City: Mi	inden		
	State: NV	Zip: 89131			Zip:	89423
			_			
COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)						
Print Name: Stewart Title Company Escrow # 1589220 sa						
Address: 1362 Hwy 395, Suite 109				-		
	City: Gardnerville		State: I	NV	Zíp:	89410
	City: Gardnerville		State: _I	NV	∠ıp:	89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED