

A.P.N.: 1320-29-611-003
File No: 143-2648486 (et)
R.P.T.T.: \$1,716.00

When Recorded Mail To: Mail Tax Statements To:
The Tate Family Living Trust
1158 Montevideo Circle
Minden, NV 89423

GRANT, BARGAIN and SALE DEED

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

Michelle DeCoursey an unmarried woman, who acquired title as, Michelle Rothe, a married woman as her sole and separate property

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

Randal L. Tate and Lori A. Tate, trustees of The Tate Family Living Trust, dated 5/11/2007

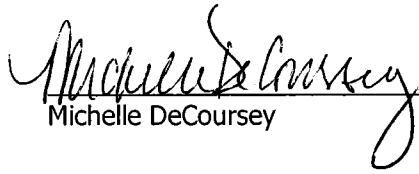
the real property situate in the County of Douglas, State of Nevada, described as follows:

LOT 3, AS SHOWN ON THE FINAL MAP, A PLANNED UNIT DEVELOPMENT DP 18-0200, THE TOWNES AT MONTEERRA PHASE 3A, ACCORDING TO THE MAP FILED IN THE OFFICE OF THE COUNTY RECORDER, DOUGLAS COUNTY, STATE OF NEVADA, ON NOVEMBER 22, 2019, AS FILE NO. 2019-938681.

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

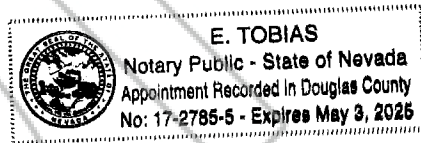
1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.


Michelle DeCoursey

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

This instrument was acknowledged before me on 3-A-2022 by **Michelle DeCoursey**.


Notary Public
(My commission expires: 5/3/25)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. 143-2648486.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 1320-29-611-003
 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: \$440,000.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$440,000.00
 d) Real Property Transfer Tax Due \$1,716.00

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]
 Signature: _____

Capacity: agent
 Capacity: _____

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

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

Print Name: Michelle DeCoursey
 Address: 213 Lakewood Dr
 City: Bradenton
 State: FL Zip: 34210

Print Name: The Tate Family Living Trust
 Address: 1158 Montevideo Circle
 City: Minden
 State: NV Zip: 89423

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

Print Name: First American Title Insurance Company
 Address: 1663 US Highway 395, Suite 101
 City: Minden

File Number: 143-2648486 et/ et
 State: NV Zip: 89423

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