

DOUGLAS COUNTY, NV **2022-983199**
RPTT:\$1657.50 Rec:\$40.00
\$1,697.50 Pgs=2 **03/31/2022 11:41 AM**
STEWART TITLE COMPANY - NV
KAREN ELLISON, RECORDER

A.P.N. No.:	1220-28-510-028
R.P.T.T.	\$1,657.50
File No.:	1553535 sa
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	Same as below
When Recorded Mail To:	
Rhonda Barnes	
633 Livingston Ave	
Ventura, CA 93003	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Theodore B. Henson, an unmarried man** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Rhonda Barnes, a single woman**, all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

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

Lot 162 as shown on the map of GARDNERVILLE RANCHOS UNIT NO. 7, filed in the office of the Recorder of Douglas County, Nevada on March 27, 1974, in Book 374, Page 876, Document No. 72456, Official Records.

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: 3-17-2022

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

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1220-28-510-028
 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
 Other _____

FOR RECORDERS OPTIONAL USE ONLY
 Book _____ Page: _____
 Date of Recording: _____
 Notes: _____

3. a. Total Value/Sales Price of Property \$ 425,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 c. Transfer Tax Value: \$ 425,000.00
 d. Real Property Transfer Tax Due \$ 1,657.50

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 JA Capacity _____ Grantor Escrow
 Signature _____ Capacity _____ Grantee _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Theodore B. Henson
 Address: 13596 Cedar Creek Drive
 City: Thomson
 State: GA Zip: 30824

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Rhonda Barnes
 Address: 633 Livingston Ave
 City: Ventura
 State: CA Zip: 93003

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Stewart Title Company Escrow # 1553535 sa
 Address: 1362 Hwy 395, Suite 109
 City: Gardnerville State: NV Zip: 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED