

A.P.N.: 1318-22-002-024  
File No: 143-2646978 (et)  
R.P.T.T.: \$3,159.00

When Recorded Mail To: Mail Tax Statements To:  
James Denney  
244 Uplands Way  
South Lake Tahoe, CA 96150

***GRANT, BARGAIN and SALE DEED***

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

Stella Anderson, a single person

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

James Denney, a single man

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


**LOT 6, AS SHOWN ON THE MAP OF STANFORD SQUARE, RECORDED SEPTEMBER 9, 1980, IN BOOK 980 OF OFFICIAL RECORDS AT PAGE 575, DOUGLAS COUNTY, NEVADA, AS DOCUMENT NO. 48290.**

**TOGETHER WITH AN UNDIVIDED ONE-EIGHTH (1/8TH) INTEREST IN THE COMMON AREA (ALL THAT LAND LYING OUTSIDE THE INDIVIDUAL SITES) AS SHOWN ON SAID MAP.**

*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

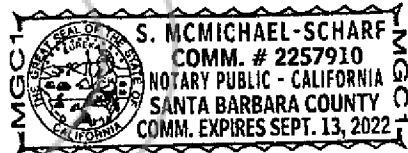
1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

  
Stella Anderson

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

This instrument was acknowledged before me on 04/07/2022 by  
**Stella Anderson.**

  
Notary Public  
(My commission expires: 9/13/2022)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow  
No. 143-2646978.

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1318-22-002-024
- 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: \$810,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )
- c) Transfer Tax Value: \$810,000.00
- d) Real Property Transfer Tax Due \$3,159.00

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]

Capacity: Agent

Signature: \_\_\_\_\_

Capacity: \_\_\_\_\_

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

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

Print Name: Stella Anderson

Print Name: James Denney

Address: PO Box 1532

Address: 244 Uplands Way

City: Summerland

City: South Lake Tahoe

State: CA Zip: 93067

State: CA Zip: 96150

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

Print Name: First American Title Insurance Company

File Number: 143-2646978 et/ et

Address: 1663 US Highway 395, Suite 101

City: Minden

State: NV Zip: 89423

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