

DOUGLAS COUNTY, NV  
RPTT:\$3607.50 Rec:\$40.00  
\$3,647.50 Pgs=3 2022-984291  
04/28/2022 11:26 AM  
SIGNATURE TITLE - MINDEN  
KAREN ELLISON, RECORDER

A.P.N.: 1320-36-001-011

RECORDING REQUESTED BY:  
Signature Title Company LLC  
1664 Highway 395 Suite 106  
Minden, NV 89423

MAIL RECORDED DOCS AND  
TAX STATEMENTS TO:

Paul Avallone and Kristi Avallone  
1522 Saltbush Ct  
Gardnerville, NV 89410

Escrow No.: 710109-NF

RPTT \$3,607.50

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

**Garth Jackson, An Unmarried Man**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell, and Convey to:

**Paul A. Avallone and Kristi Avallone, husband and wife as joint tenants**

all that real property in the City of Gardnerville, County of Douglas, State of Nevada, described as follows:

**See Attached Exhibit "A"**

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

**Signature Page attached and made a part hereof.**

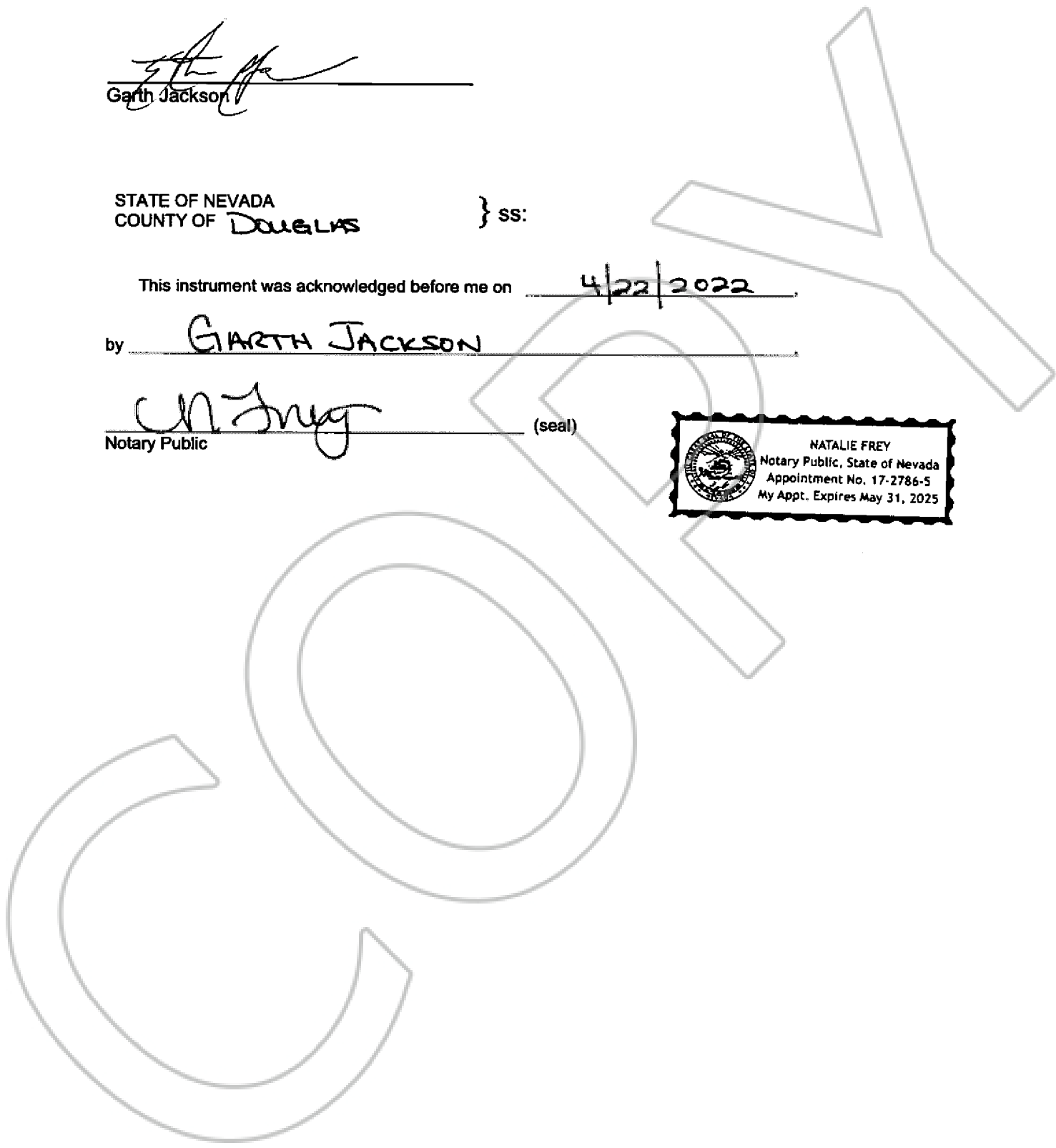
*Garth Jackson*  
Garth Jackson

STATE OF NEVADA } ss:  
COUNTY OF DOUGLAS

This instrument was acknowledged before me on 4/22/2022

by GARTH JACKSON

*N. Frey* (seal)  
Notary Public



## LEGAL DESCRIPTION

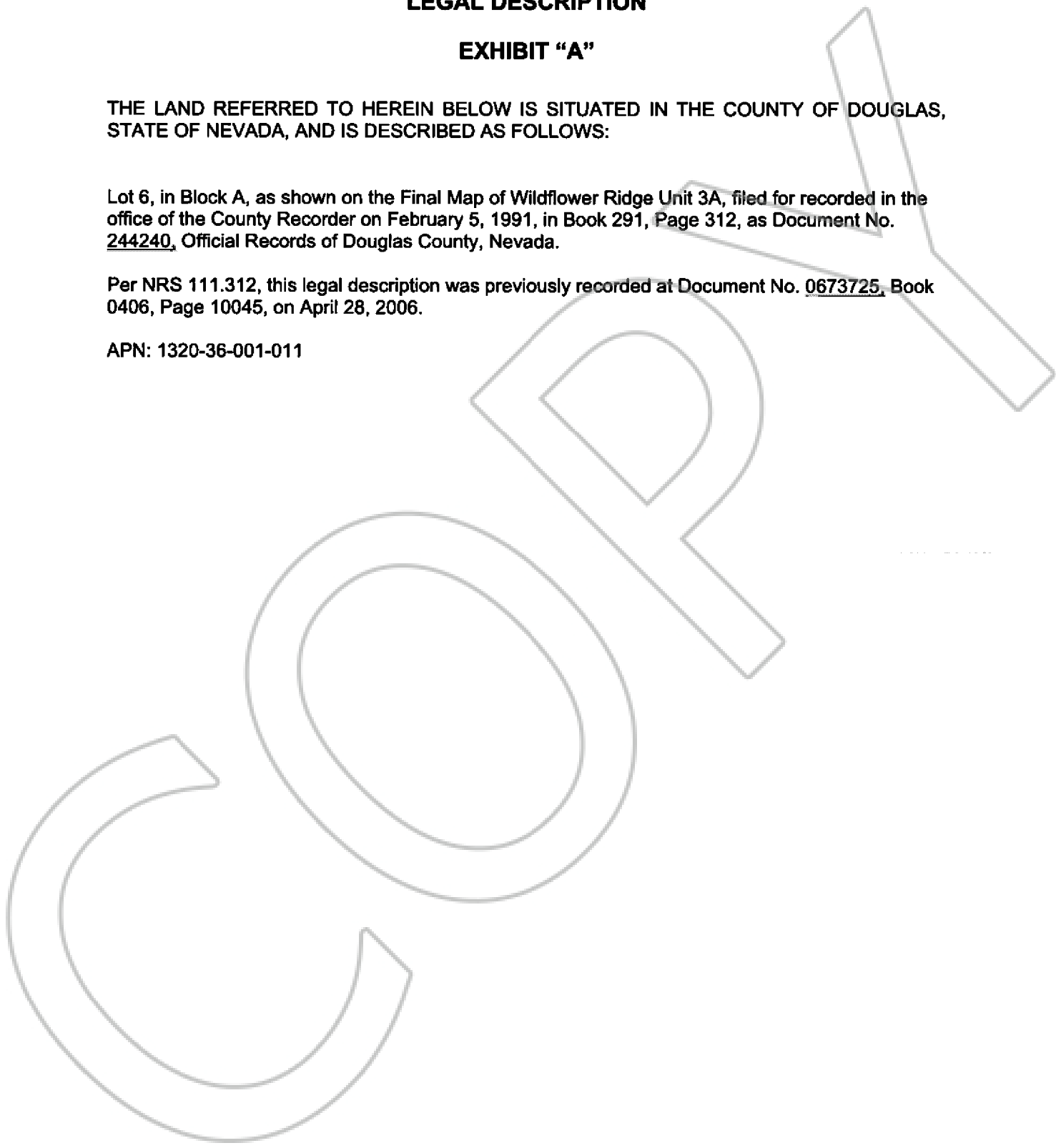
### EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DOUGLAS,  
STATE OF NEVADA, AND IS DESCRIBED AS FOLLOWS:

Lot 6, in Block A, as shown on the Final Map of Wildflower Ridge Unit 3A, filed for recorded in the office of the County Recorder on February 5, 1991, in Book 291, Page 312, as Document No. 244240, Official Records of Douglas County, Nevada.

Per NRS 111.312, this legal description was previously recorded at Document No. 0673725, Book 0406, Page 10045, on April 28, 2006.

APN: 1320-36-001-011



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. **Assessor Parcel Number(s)**  
 a) 1320-36-001-011  
 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

<b>FOR RECORDER'S OPTIONAL USE ONLY</b>	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. **Total Value/Sales Price of Property:**      \$925,000.00  
 Deed in Lieu of Foreclosure Only (value of property)      ( \_\_\_\_\_ )  
 Transfer Tax Value      \$925,000.00  
 Real Property Transfer Tax Due:      \$3,607.50

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 Garth Jackson      Paul A. Avallone  
 Signature \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
 (Required)

Print Name: Garth Jackson  
 Address: 22217 Melchert Way SW  
Vashon, WA 98070

**BUYER (GRANTEE) INFORMATION**  
 (Required)

Print Name: Paul A. Avallone and Kristi Avallone  
 Address: 1522 Saltbush Ct  
Gardnerville, NV 89410

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

Print Name: Signature Title Company LLC      Escrow #: 710109-NF  
 Address: 1664 Highway 395 Suite 106, Minden, NV 89423