

DOUGLAS COUNTY, NV **2022-984548**
RPTT:\$2437.50 Rec:\$40.00
\$2,477.50 Pgs=2 **05/04/2022 03:15 PM**
STEWART TITLE COMPANY - NV
KAREN ELLISON, RECORDER

A.P.N. No.:	1420-33-701-034
R.P.T.T.	\$2,437.50
File No.:	1649339 WLD
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
Alexander W. Morriss and Michelle Mary Morriss	
894 Lapham Drive	
South Lake Tahoe, CA 96150	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Carolyn A. Beaty, a widow** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Alexander W. Morriss and Michelle Mary Morriss, husband and wife, as Community Property with Right of Survivorship**, 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:

The South 150 feet of the North 380 feet of the East 290.40 feet of the Northeast 1/4 of the Southeast 1/4 of Section 33, Township 14 North, Range 20 East, M.D.B.&M.

EXCEPTING THEREFROM the East 40 feet as dedicated to the County of Douglas, State of Nevada, for highway purposes by instrument recorded April 24, 1961, in Book 6, Official Records at Page 147, as Document No. 17610.

NOTE: The above metes and bounds description appeared previously in that certain instrument recorded in the office of the County Recorder of Douglas County, Nevada on July 6, 2009, Book 709, Page 683 as Document No. 746549 of 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: April 22, 2022

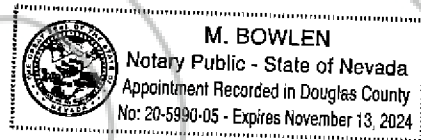
SIGNATURES AND NOTARY ON PAGE 2
THIS GRANT BARGAIN SALE DEED MAY BE SIGNED IN COUNTERPART.

Carolyn A. Beaty
Carolyn A. Beaty

State of Nevada)
County of Douglas) ss

This instrument was acknowledged before me on the 2nd day of May, 2022
By: Carolyn A. Beaty

Signature: M. Bowlen
Notary Public



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1420-33-701-034
 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 \$ 625,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 c. Transfer Tax Value: \$ 625,000.00
 d. Real Property Transfer Tax Due \$ 2,437.50

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section _____
 b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____ %
 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 MBawen Capacity Escrow Agent
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Carolyn A. Beaty
 Address: 1600 E Long St. #16
 City: Carson City
 State: NV Zip: 89706

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Alexander W. Morriss and Michelle Mary Morriss
 Address: 2684 Clapham Lane
 City: Minden
 State: NV Zip: 89423

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

Print Name: Stewart Title Company Escrow # 1649339 WLD
 Address: 1362 Hwy 395, Suite 109
 City: Gardnerville State: NV Zip: 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED