

<b>A.P.N. No.:</b>	1420-07-113-011
<b>R.P.T.T.</b>	\$2,047.50
<b>File No.:</b>	1644497 SAB
<b>Recording Requested By:</b>	
<b>Stewart Title Company</b>	
<b>Mail Tax Statements To:</b>	<i>Same as below</i>
<b>When Recorded Mail To:</b>	
Michael Ping and Jennifer Ping	
888 Meadow Vista Drive	
Carson City, NV 89705	



KAREN ELLISON, RECORDER

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Seth D. Griffin and Kendra G. Griffin, husband and wife, as joint tenants** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Michael Ping and Jennifer Ping, husband and wife as joint tenants**, 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 22, in Block C, as shown on the Final Map of VALLEY VISTA ESTATES 1, PHASE 1B, filed for record in the Office of the Douglas County Recorder, on June 2, 1995, in Book 695, Page 389, as Document No. 363386, Official Records.

**\*SUBJECT TO:**

1. Taxes for the fiscal year;
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.

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.

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

Seth D Griffin  
Seth D. Griffin

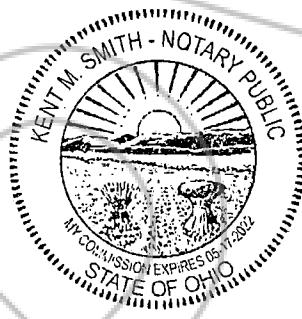
Kendra G. Griffin  
Kendra G. Griffin

State of Ohio )  
County of Franklin ) ss

This instrument was acknowledged before me on the 1 day of May, 2022  
By: Seth D. Griffin and Kendra G. Griffin

Signature: Kent M. Smith  
Notary Public

My Commission Expires: 05/17/2022



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 1420-07-113-011
- 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'/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 \$ 524,900.00
- b. Deed in Lieu of Foreclosure Only (value of property) ( )
- c. Transfer Tax Value: \$ 524,900.00
- d. Real Property Transfer Tax Due \$ 2,047.50

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 Seth D Griffin Capacity Seller  
 Signature Kendra G Griffin Capacity SELLER

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

Print Name: Seth D. Griffin and Kendra G. Griffin  
 Address: 8100 NORTH AIR PLACE  
 City: COVINGS  
 State: OH Zip: 43235

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

Print Name: Michael Ping and Jennifer Ping  
 Address: 888 Meadow Vista Drive  
 City: Carson City  
 State: NV Zip: 89705

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

Print Name: Stewart Title Company Escrow # 1644497 SAB  
 Address: 5390 Kietzke Ln., Suite 101  
 City: Reno State: NV Zip: 89511

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED