

DOUGLAS COUNTY, NV **2022-985042**
RPTT:\$3412.50 Rec:\$40.00
\$3,452.50 Pgs=2 **05/13/2022 02:51 PM**
STEWART TITLE COMPANY - NV
KAREN ELLISON, RECORDER

| | |
|-----------------------------------|-----------------|
| A.P.N. No.: | 1320-29-410-038 |
| R.P.T.T. | \$3,412.50 |
| File No.: | 1595805 sa |
| Recording Requested By: | |
| Stewart Title Company | |
| Mail Tax Statements To: | Same as below |
| When Recorded Mail To: | |
| Phillip McCann and Jessica McCann | |
| 1045 Rocky Terrace | |
| Gardnerville, NV 89460 | |

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **James E. Buck and Jennifer J. Buck, husband and wife as community property with right of survivorship**, for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Jessica McCann and Phillip McCann, wife and husband 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:

Lots 8, 9 and 10 in Block B of AMENDED MAP OF WEST ADDITION OF THE TOWN OF MINDEN, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada on April 5, 1915.

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: 5-4-2022

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

James E. Buck
James E. Buck

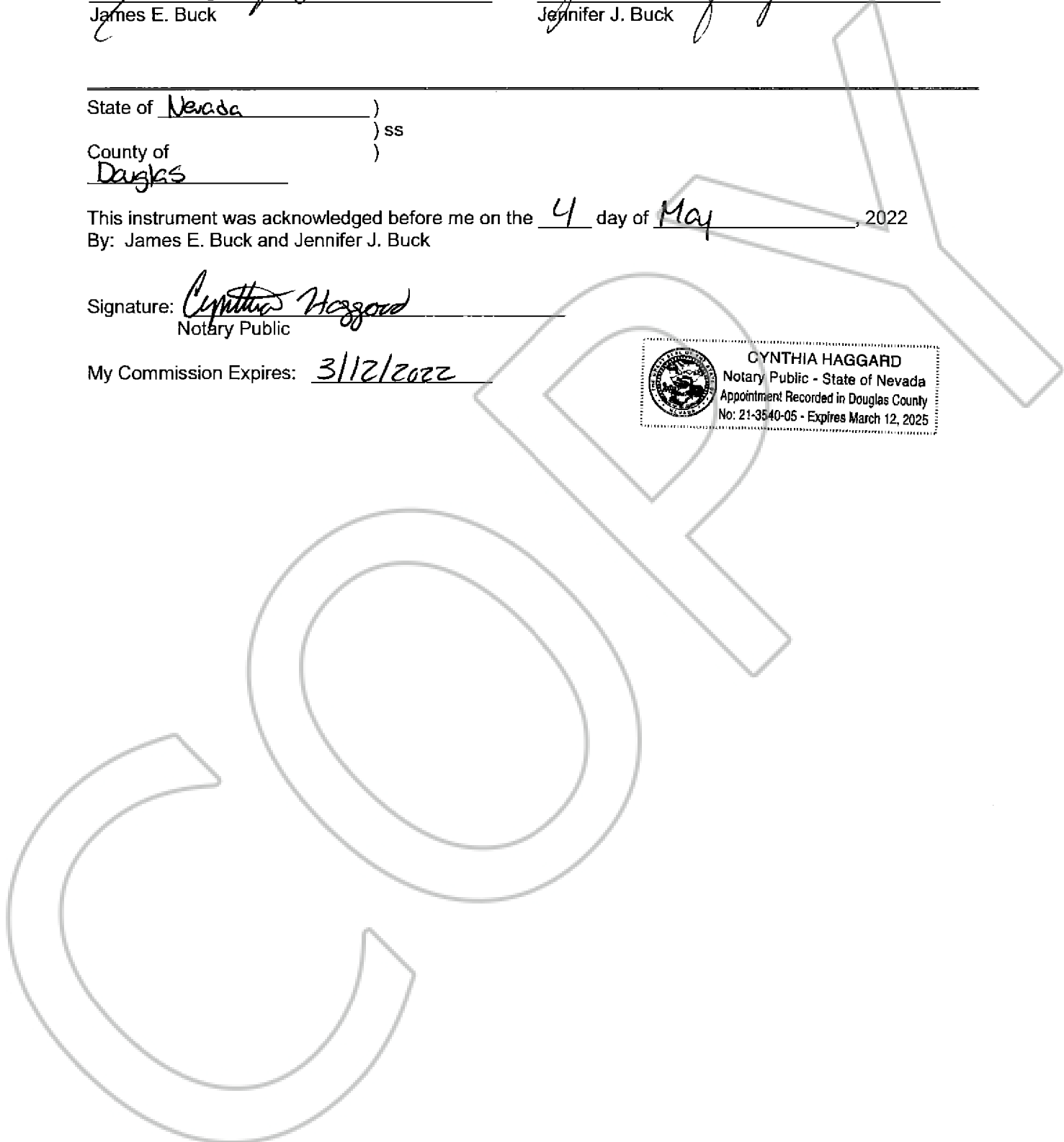
Jennifer J. Buck
Jennifer J. Buck

State of Nevada)
) ss
County of Douglas)

This instrument was acknowledged before me on the 4 day of May, 2022
By: James E. Buck and Jennifer J. Buck

Signature: Cynthia Haggard
Notary Public

My Commission Expires: 3/12/2022



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 1320-29-410-038
- 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 \$ 875,000.00
- b. Deed in Lieu of Foreclosure Only (value of property) (_____)
- c. Transfer Tax Value: \$ 875,000.00
- d. Real Property Transfer Tax Due \$ 3,412.50

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 SA Capacity Grantor Escrow

Signature _____ Capacity _____ Grantee _____

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: James E. Buck and Jennifer J. Buck
 Address: 1622 Esmeralda Avenue
 City: Minden
 State: NV Zip: 89423

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Phillip McCann and Jessica McCann
 Address: 1045 Rocky Terrace
 City: Gardnerville
 State: NV Zip: 89460

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

Print Name: Stewart Title Company Escrow # 1595805 sa
 Address: 1362 Hwy 395, Suite 109
 City: Gardnerville State: NV Zip: 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED