

DOUGLAS COUNTY, NV  
RPTT:\$3178.50 Rec:\$40.00  
\$3,218.50 Pgs=3 2022-985998  
06/06/2022 02:20 PM  
TICOR TITLE - GARDNERVILLE  
KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO:  
Nicholas Harvey  
1363 Downs Drive  
Minden, NV 89423

MAIL TAX STATEMENTS TO:  
Same as above

Escrow No. 2202174-RLT

The undersigned hereby affirms that this document  
submitted for recording does not contain the social  
security number of any person or persons.  
(Pursuant to NRS 239b.030)

APN No.: 1420-33-701-031  
R.P.T.T. \$3,178.50

SPACE ABOVE FOR RECORDER'S USE ONLY

### GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Daniel Temko an unmarried man and Deborah Roseberry-Temko an unmarried woman, who acquired title as husband and wife as joint tenants

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Nicholas Harvey, a single man

all that real property situated in the County of Douglas, State of Nevada, described as follows:  
SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

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

Signature and notary acknowledgement on page two.

*Daniel Temko*  
Daniel Temko

*Deborah Roseberry-Temko*  
Deborah Roseberry-Temko

STATE OF NEVADA  
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on 5/31/2022  
by Daniel Temko and Deborah Roseberry-Temko Only

NOTARY PUBLIC

This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow  
No. 02202174.



State of Nevada  
County of Douglas

} ss:

This instrument was acknowledged before me on 6/1/22  
by Deborah Roseberry-Temko

*Swadlow*  
Notary Public



Escrow No. 2202174-RLT

**EXHIBIT A  
LEGAL DESCRIPTION**

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

A portion of the Northeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 33, Township 14, North, Range 20 East, M.D.B.&M., more particularly described as follows:

Parcel A-2 on that certain Parcel Map filed for record February 3, 1976, as Document No. 87065, Official Records of Douglas County, State of Nevada.

EXCEPTING THEREFROM any portion lying within Downs Drive, as it now exists.

APN: 1420-33-701-031

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a. 1420-33-701-031  
 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 ONLY	
Book _____	Page _____
Date of Recording: _____	
Notes: _____	

3. a. Total Value/Sales Price of Property: \$ 815,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_  
 c. Transfer Tax Value \$ 815,000.00  
 d. Real Property Transfer Tax Due: \$ 3,178.50

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 [Signature] Capacity Agent  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION  
(REQUIRED)**  
 Print Name: Daniel Temko & Deborah  
 Roseberry-Temko  
 Address: 4619 SW Condor Ave  
 City: Portland OR 97239  
 State: Zip: \_\_\_\_\_

**BUYER (GRANTEE) INFORMATION  
(REQUIRED)**  
 Print Name: Nicholas Harvey  
 Address: 1363 Downs Drive  
 City: Minden  
 State: NV Zip: 89423

**COMPANY/PERSON REQUESTING RECORDING (Required If not Seller or Buyer)**  
 Print Name: Ticor Title of Nevada, Inc. Escrow No.: 02202174-020-RLT  
 Address: 1483 US Highway 395 N, Suite B  
 City, State, Zip: Gardnerville, NV 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED