

DOUGLAS COUNTY, NV **2022-986402**  
RPTT:\$1813.50 Rec:\$40.00  
\$1,853.50 Pgs=2 **06/17/2022 08:28 AM**  
STEWART TITLE COMPANY - NV  
KAREN ELLISON, RECORDER

|                                      |                      |
|--------------------------------------|----------------------|
| <b>A.P.N. No.:</b>                   | 1420-18-112-020      |
| <b>R.P.T.T.</b>                      | \$1,813.50           |
| <b>File No.:</b>                     | 1677566 sa           |
| <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>        |                      |
| Morgan M. Regan and Taylor J. Zuniga |                      |
| 3367 Coloma Drive                    |                      |
| Carson City, NV 89705                |                      |

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Arthur Sam Justice and Georgianna F. Justice, husband and wife** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Morgan M. Regan and Taylor J. Zuniga, 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 real property situate in the County of Douglas, State of Nevada, described as follows:

Lot 7, in Block B, as shown on the Official Map of VALLEY VISTA ESTATES II, UNIT 1, a Planned Unit Development, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on December 17, 1993, in Book 1293, at Page 3652, as Document No. 325265, 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: June 15, 2022

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

Arthur Sam Justice  
Arthur Sam Justice

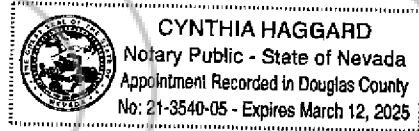
Georgianna F. Justice  
Georgianna F. Justice

State of Nevada )  
County of Douglas ) ss

This instrument was acknowledged before me on the 15 day of June, 2022  
By: Arthur Sam Justice and Georgianna F. Justice

Signature: Cynthia Haggard  
Notary Public

My Commission Expires: 3/12/2022



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1420-18-112-020  
 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                      \$ 465,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property)    ( \_\_\_\_\_ )  
 c. Transfer Tax Value:                                              \$ 465,000.00  
 d. Real Property Transfer Tax Due                              \$ 1,813.50

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 *Arthur Haggard* Capacity Grantor Escrow  
 Signature \_\_\_\_\_ Capacity Grantee

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: Arthur Sam Justice and Georgianna F. Justice  
 Address: 1106 E. Melton Rd  
 City: Ozark  
 State: MO Zip: 65721

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: Morgan M. Regan and Taylor J. Zuniga  
 Address: 3367 Coloma Drive  
 City: Carson City  
 State: NV Zip: 89705

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 Print Name: Stewart Title Company Escrow # 1677566 sa  
 Address: 1362 Hwy 395, Suite 109  
 City: Gardnerville State: NV Zip: 89410