

A.P.N.: 1319-30-520-008

RECORDING REQUESTED BY:  
JAMES L. DUFF AND SU STEURER-DUFF  
400 Canterbury Court  
Ione, CA 95640



KAREN ELLISON, RECORDER

E05

WHEN RECORDED MAIL DOCUMENT TO;  
SAME AS ABOVE

MAIL TAX BILL TO:  
SAME AS ABOVE

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
JAMES L. DUFF A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY

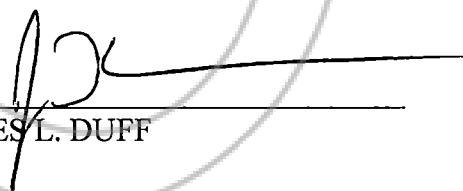
do(es) hereby GRANT, BARGAIN and SELL to JAMES L. DUFF AND SU STEURER-DUFF HUSBAND AND WIFE AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP.

the real property situate in the County of DOUGLAS, State of Nevada, described as follows;

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: 5-21-22

  
\_\_\_\_\_  
JAMES L. DUFF

\_\_\_\_\_

State of )  
 )ss  
County of )

On \_\_\_\_\_, before me, \_\_\_\_\_, a Notary Public, JAMES L. DUFF personally appeared personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature: SEE ATTACHED [seal]



CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

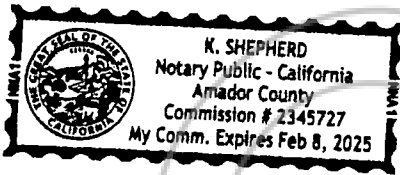
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }
County of Amador }

On 5/21/2022 before me, K. Shepherd, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared James L. Duff
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.
WITNESS my hand and official seal.

Place Notary Seal and/or Stamp Above

Signature K. Shepherd
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Grant, Bargain & Sale Deed
Document Date: 5/21/2022 Number of Pages: 2
Signer(s) Other Than Named Above: no other signers

Capacity(ies) Claimed by Signer(s)

Signer's Name: James L. Duff
Signer's Name:
Corporate Officer - Title(s):
Partner - Limited General
Individual Attorney in Fact
Trustee Guardian or Conservator
Other:
Signer is Representing:

## EXHIBIT A

### LEGAL DESCRIPTION

Parcel 1:

Unit 8, as set forth on that Condominium Map of Lot 51, 6<sup>th</sup> Amended Map of Tahoe Village Unit No. 1, recorded May 25, 1982 in Book 582, at Page 1325, Douglas County, Nevada as Document No. 58043, said map being a Condominium Map of Lot 51 Tahoe Village Unit No. 1, an Amended Map of Alpine Village Unit No. 1, filed in the Office of the County Recorder of Douglas County, Nevada on December 7, 1971, as Document No. 55769.

Parcel 2:

Together with an undivided 1/30<sup>th</sup> interest in the common area as set forth on said Condominium Map

APN: 1319-30-520-008

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) 1319-30-520-008  
 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: <u>per Steve - #5 Adding</u> <u>Spouse to title re</u>	

3. Total Value/Sales Price of Property: \$ 0.00  
 Deed in Lieu of Foreclosure Only (value of property) ( 0.00  
 Transfer Tax Value: \$ 0.00  
 Real Property Transfer Tax Due: \$ 0.00

4. If Exemption Claimed:  
 a. Transfer Tax Exemption per NRS 375.090, Section # 5  
 b. Explain Reason for Exemption: \_\_\_\_\_

5. Partial Interest: Percentage being transferred: 50 %

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 GRANTOR

Signature [Signature] Capacity GRANTEE

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

JAMES L. DUFF  
 Print Name: \_\_\_\_\_  
 Address: 400 Canterbury CT  
 City: lone  
 State: CA Zip: 95640

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

JAMES L. DUFF AND SU STEURER-DUFF  
 Print Name: \_\_\_\_\_  
 Address: 400 Canterbury Ct  
 City: lone  
 State: CA Zip: 95640

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

Print Name: STEVE'S DEEDS Escrow # DUFF #1  
 Address: BOX 11506  
 City: ZEPHYR COVE State: NV Zip: 89448

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)