

A.P.N.: 1320-33-815-009
File No: 143-2654618 (et)
R.P.T.T.: \$2,499.90

When Recorded Mail To: Mail Tax Statements To:
Shannon Albert
1376 Granborough Drive
Gardnerville, NV 89410

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

James T. Kilpatrick, an unmarried man

do(es) hereby *GRANT, BARGAIN and SELL* to

Shannon Albert, an unmarried woman

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

**LOT 41, IN BLOCK D, AS SHOWN ON THE FINAL SUBDIVISION MAP #1006-10
CHICHESTER ESTATES PHASE 10, FILED FOR RECORD IN THE OFFICE OF THE
COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON APRIL 25, 2002,
IN BOOK 0402, PAGE 7623, AS DOCUMENT NO. 540511.**

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.


Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

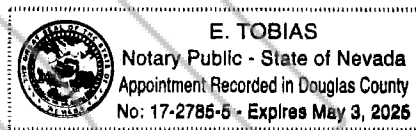

James T. Kilpatrick

STATE OF **NEVADA**)
)
) : **ss.**
)
COUNTY OF **DOUGLAS**)

This instrument was acknowledged before me on 7.18.22 by **James T. Kilpatrick.**



Notary Public
(My commission expires: 5/3/25)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. 143-2654618.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
a) 1320-33-815-009
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	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a) Total Value/Sales Price of Property: \$641,000.00
b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
c) Transfer Tax Value: \$641,000.00
d) Real Property Transfer Tax Due \$2,499.90

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 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: _____
Signature: _____

Capacity: Co-Signer
Capacity: _____

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

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

Print Name: James T. Kilpatrick
Address: 3550 Watt Ave Ste 140
City: Sacramento
State: CA Zip: 95821

Print Name: Shannon Albert
Address: 1376 Granborough Drive
City: Gardnerville
State: NV Zip: 89410

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

First American Title Insurance
Print Name: Company
Address 1663 US Highway 395, Suite 101
City: Minden

File Number: 143-2654618 et/ et
State: NV Zip: 89423

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