

DOUGLAS COUNTY, NV **2022-987643**
RPTT:\$2960.10 Rec:\$40.00
\$3,000.10 Pgs=2 **07/20/2022 08:34 AM**
STEWART TITLE COMPANY - NV
KAREN ELLISON, RECORDER

A.P.N. No.:	1420-29-810-027
R.P.T.T.	\$2,960.10
File No.:	1715048 AMG
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
Julie D Kotchevar	
1162 Casa Blanca Court	
Minden, NV 89423	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

Marshall Henningsen and Mandy Henningsen, husband and wife, as Joint Tenants with Rights of Survivorship

for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to

Julie D Kotchevar, an unmarried woman

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

Lot 8, in Block B, as set forth on FINAL MAP OF SARATOGA SPRINGS ESTATES UNIT NO. 1, a Planned Unit Development, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on June 5, 1990, in Book 690, Page 525, as Document No. 227472.

*SUBJECT TO:

1. Taxes for the fiscal year;
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.
3. [Enter Data]

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: July 14, 2022

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

Marshall Henningsen
Marshall Henningsen

Mandy Henningsen
Mandy Henningsen


State of Nevada

County of Carson City, ss

This instrument was acknowledged before me on the 14 day of July, 2022
By: Marshall Henningsen and Mandy Henningsen

Signature: A Claypool
Notary Public

My Commission Expires: 5/16/24

 A. CLAYPOOL
Notary Public - State of Nevada
Appointment Recorded in Carson City
No: 12-7757-3 - Expires May 16, 2024

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1420-29-810-027
 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 \$ 759,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 c. Transfer Tax Value: \$ 759,000.00
 d. Real Property Transfer Tax Due \$ 2,960.10

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 A Claypool Capacity _____ Agent _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Marshall Henningsen and Mandy Henningsen
 Address: 1140 Waterloo Lane
 City: Gardnerville
 State: NV Zip: 89410

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Julie D Kotchevar
 Address: 1162 Casa Blanca Court
 City: Minden
 State: NV Zip: 89423

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Stewart Title Company Escrow # 1715048 AMG
 Address: 2310 S. Carson Street, Suite 5A
 City: Carson City State: NV Zip: 89701

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED