

DOUGLAS COUNTY, NV **2022-987968**
RPTT:\$2074.80 Rec:\$40.00
\$2,114.80 Pgs=2 07/29/2022 12:35 PM
STEWART TITLE COMPANY - NV
KAREN ELLISON, RECORDER

A.P.N. No.:	1420-34-303-016
R.P.T.T.:	\$2,074.80
File No.:	1754545 WLD
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
Neal J. Root, Miriam Campos-Root, trustees of the N, and M Family Trust dated 08/04/2004	
1179 Cottonwood Street, Unit 5	
GardnervilleNV 89410	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Mary S. Getty, an unmarried woman** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Neal J. Root and Miriam Campos-Root, trustees of the N and M Family Trust dated 08/04/2004**, all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

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

A parcel of land, being a portion of Lot 1, of the original Artemesia Subdivision in the Northeast 1/4 of the Southwest 1/4 of Section 34, Township 14 North, Range 20 East, M.D.B.&M., in Douglas County, Nevada;

Beginning on the Southeast corner of the parcel on the West side of Fuller Avenue, from which the South one-quarter corner of said Section 34 bears South 0°39'18" East, 2438.24 feet; thence

South 89°58'00" West, 302.50 feet; thence

North 0°03'00" East, 172.00 feet to a point on the South side of Downs Drive and 30.00 feet South of the 1/4 line; thence along Downs Drive

North 89°55'20" East, 282.46 feet to a curve to the right with a radius of 20.00 feet, through an angle of 90°07'40" for a length of 31.46 feet; thence along the West side of Fuller Avenue

South 0°03'00" West, 152.26 feet to the Point of Beginning

NOTE: The above metes and bounds description appeared previously in that certain Grant, Bargain and Sale Deed recorded in the office of the County Recorder of Douglas County, Nevada on August 2, 2005 in Book 0805, Page 01058 as Document No. 0651138 of 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: July 12, 2022

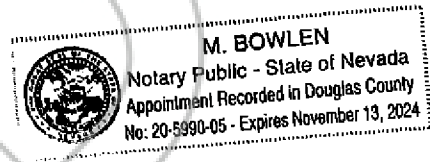
SIGNATURES AND NOTARY ON PAGE 2
THIS GRANT BARGAIN SALE DEED MAY BE SIGNED IN COUNTERPART.

Mary S. Getty
Mary S. Getty

State of Nevada)
County of Douglas) ss

This instrument was acknowledged before me on the 12th day of July, 2022
By: Mary S. Getty

Signature: M. Bowlen
Notary Public



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1420-34-303-016
 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 \$ 532,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 c. Transfer Tax Value: \$ 532,000.00
 d. Real Property Transfer Tax Due \$ 2,074.80

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 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 M Bowen Capacity Escrow Officer
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Mary S. Getty
 Address: 2245 White Road
 City: Wilmington
 State: NC Zip: 28411

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Neal J. Root, Miriam Campos-Root, trustees of the N, and M Family Trust dated 08/04/2004
 Address: 1179 Cottonwood Street, Unit 5
 City: Gardnerville
 State: NV Zip: 89410

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Stewart Title Company Escrow # 1754545 WLD
 Address: 1362 Hwy 395, Suite 109
 City: Gardnerville State: NV Zip: 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED