

DOUGLAS COUNTY, NV
RPTT:\$4290.00 Rec:\$40.00
\$4,330.00 Pgs=3
SIGNATURE TITLE - ZEPHYR COVE
KAREN ELLISON, RECORDER

2022-988028

08/01/2022 11:52 AM

A.P.N.: 1318-26-510-005

RECORDING REQUESTED BY:
Signature Title Company LLC
212 Elks Point Road, Suite 445, P.O. Box 10297
Zephyr Cove, NV 89448

**MAIL RECORDED DOCS AND
TAX STATEMENTS TO:**

Brandon R. Johnson-Jack, Samina Quidwai
PO Box 3282
Stateline, NV 89449

Escrow No.: ZC3392-JL

RPTT \$4,290.00

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

Peter Glenn McAllester, as single man

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell, and Convey to:

Brandon R. Johnson-Jack, A Single Man and Samina Quidwai, An Unmarried Woman As Tenants In Common

all that real property in the City of Stateline, County of Douglas, State of Nevada, described as follows:

See Attached Exhibit "A"

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Signature Page attached and made a part hereof.

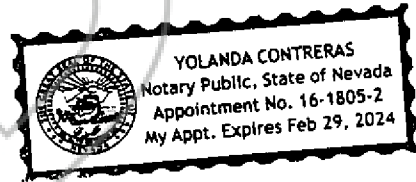
P. McAllester
Peter Glenn McAllester

STATE OF NEVADA
COUNTY OF WASHOE } ss:

This instrument was acknowledged before me on JULY 22, 2022

by PETER GLENN McALLESTER

[Signature] (seal)
Notary Public



LEGAL DESCRIPTION

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DOUGLAS STATE OF NEVADA, AND IS DESCRIBED AS FOLLOWS:

Lot 6, Block D, as shown on the Map of Kingsbury Meadows Subdivision filed in the office of the County Recorder of Douglas County, Nevada, July 5, 1955.

Also a portion of Lot 7, Block D of said Kingsbury Meadows Subdivision, Douglas County, Nevada, more particularly described as follows:

Beginning at the Southeast corner of Lot 7, thence N 89 degrees 14'24" W. along the South boundary, a distance of 218.30 feet to the Southwest corner; thence N 89 degrees 11'10" E., a distance of 218.28 feet to a point; thence S 0 degrees 11'24" E., a distance of 6.00 feet to the point of beginning.

Together with an easement for ingress and egress over a portion of said Lot 7, Block D, Kingsbury Meadows, as described in that document recorded October 30, 1973, in Book 1072 of Official Records, at Page 517, Douglas County, Nevada, as Document No. 62416.

PURSUANT TO NRS SECTION 111.312, THE ABOVE LEGAL DESCRIPTION IS THE SAME PROPERTY CONVEYED IN DEED RECORDED April 7, 2005 AS INSTRUMENT NO. 641144.

APN: 1318-26-510-005

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 1318-26-510-005
- 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'/Ind'l
- g) Agricultural h) Mobile Home
- Other

FOR RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property) \$1,100,000.00

Transfer Tax Value \$1,100,000.00

Real Property Transfer Tax Due: \$4,290.00

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 *Peter Glenn McAllester* Grantor

Signature *Brandon Johnson-Jack* Grantee

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(Required)

(Required)

Print Name: Peter Glenn McAllester

Address: PO Box 18143

Reno, NV 89511

Print Name: Brandon Johnson-Jack

Address: PO Box 3282

Steline, NV 89449

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

Print Name: Signature Title Company LLC Escrow #: ZC3392-JL

Address: 212 Elks Point Road, Suite 445, P.O. Box 10297, Zephyr Cove, NV 89448

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED