

A.P.N. No.:	1220-30-001-008
R.P.T.T.	\$ 0.00
File No.:	1189915 KB
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
Timothy Kawcak	
1955 Carter Drive	
Reno, NV 89511	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

Timothy R. Kawcak, a married man and Debra Vieyra, his spouse

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

Timothy Kawcak, a married man as his sole and separate property,

all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

See Exhibit "A" attached hereto and made a part hereof.

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.

**Debra Vieyra joins in the execution of this conveyance for the sole purpose of releasing any community property interest she may have, or be presumed to have, in the property described herein due to the community property laws of the State of Nevada.

Dated: 28 July 2022

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

[Signature]
Timothy R. Kawcak

[Signature]
Debra Vieyra

State of Nevada)
) ss
County of Washoe)

This instrument was acknowledged before me on the 28th day of JULY, 2022
By: Timothy R. Kawcak and Debra Vieyra

Signature: [Signature]
Notary Public

My Commission Expires: 10.16.25

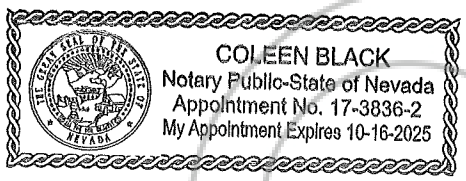


EXHIBIT "A" LEGAL DESCRIPTION

A portion of the Southeast quarter of the Northeast quarter of the Northwest quarter of Section 30, Township 12 North, Range 20 East, M.D.B. &M., described as follows;

Beginning at a point on the Westerly side of the State Highway at the property line between Dorothy Heitman (Formerly The Mattley Place) and A.P. Berrum near the Southeast corner of the Northeast quarter of the Northwest quarter of Section 30, Township 12 North, Range 20 East, M.D.B. &M and being more particularly described as bearing North 15°47'30" East 9,610.5 feet from the Southwest corner of Section 31, in said Township and Range; Thence West along the property line a distance of 1,260.0 feet to a point; Thence North a distance of 21.0 feet to a point; Thence North 63°44' East a distance of 1,376.0 feet, more or less to a point; Thence East a distance of 26.0 feet to a point on the Westerly side of the State Highway; Thence South 0°06' East a distance of 630.0 feet along the Westerly side of the State Highway to the Point of Beginning.

The above legal description appeared previously in that certain Document recorded April 16, 2018, as Document No. 2018-912965, of Official Records, pursuant to NRS Section 6. NRS 111.312.

APN: 1220-30-001-008

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1220-30-001-008
 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
 Other _____

FOR RECORDERS OPTIONAL USE ONLY
 Book _____ Page: _____
 Date of Recording: _____
 Notes: _____

3. a. Total Value/Sales Price of Property \$ EXEMPT
 b. Deed in Lieu of Foreclosure Only (value of property) ()
 c. Transfer Tax Value: \$ EXEMPT
 d. 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: Transfer of title to release spousal interest WITHOUT CONSIDERATION

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 _____ Grantor
 Signature [Signature] Capacity _____ Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Timothy R. Kawcak and Debra Vieyra
 Address: 1955 Carter Drive
 City: Reno
 State: NV Zip: 89511

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Timothy Kawcak
 Address: 1955 Carter Drive
 City: Reno
 State: NV Zip: 89511

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Stewart Title Company Escrow # 1189915 KB
 Address: 540 W Plumb Ln, Suite 100
 City: Reno State: NV Zip: 89509

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED