

DOUGLAS COUNTY, NV
RPTT:\$1774.50 Rec:\$40.00
\$1,814.50 Pgs=2
2022-988153
08/04/2022 02:43 PM
STEWART TITLE COMPANY - NV
KAREN ELLISON, RECORDER

A.P.N. No.:	1220-15-210-026
R.P.T.T.	\$1,774.50
File No.:	1712791 sa
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	Same as below
When Recorded Mail To:	
Austin Tru Kuenzi	
P.O. Box 17024	
South Lake Tahoe, CA 96151	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Stephen Walsh, Douglas County Public Administrator for The Estate of Louis Dobson Gundell pursuant to order confirming sale of real property and payment of costs case no. 2022-PB-00013 recorded concurrently herewith** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Austin Tru Kuenzi, an unmarried man**, 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:

Lot 99, as said lot is shown on the official plat of GARDNERVILLE RANCHOS UNIT NO. 2, filed in the office of the County Recorder of Douglas County, Nevada, on June 1, 1965, in Book 1 of Maps, filed as No. 28309; and Title Sheet amended on June 5, 1965, as Filing No. 28377.

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 22, 2022

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

The Estate of Louis Dobson Gundell

Stephen Walsh

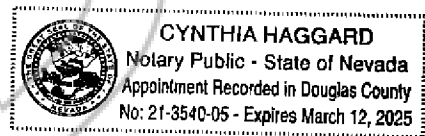
By: Stephen Walsh,
Public Administrator

State of Nevada)
) ss
County of Douglas)

This instrument was acknowledged before me on the 22 day of July, 2022
By: Stephen Walsh as Public Administrator of Stephen Walsh, Douglas County Public Administrator for
The Estate of Louis Dobson Gundell pursuant to order confirming sale of real property and payment of
costs case no. 2022-PB-00013 recorded concurrently herewith

Signature: Cynthia Haggard
Notary Public

My Commission Expires: 3/12/2025



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1220-15-210-026
 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 \$ 455,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 c. Transfer Tax Value: \$ 455,000.00
 d. Real Property Transfer Tax Due \$ 1,774.50

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 SW Capacity Grantor
 Signature _____ Capacity Escrow
 Signature _____ Capacity _____
 Signature _____ Capacity Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Stephen Walsh, Douglas County Public Administrator for The Estate of Louis Dobson Gundell pursuant to order confirming sale of real property and payment of costs case no. 2022-PB-00013 recorded concurrently herewith
 Address: P.O. Box 1683
 City: Minden
 State: NV Zip: 89423

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Austin Tru Kuenzi
 Address: P.O. Box 17024
 City: South Lake Tahoe
 State: CA Zip: 96151

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Stewart Title Company Escrow # 1712791 sa
 Address: 1362 Hwy 395, Suite 109
 City: Gardnerville State: NV Zip: 89410