

DOUGLAS COUNTY, NV **2022-988315**
RPTT:\$2613.00 Rec:\$40.00
\$2,653.00 Pgs=2 **08/11/2022 08:52 AM**
STEWART TITLE COMPANY - NV
KAREN ELLISON, RECORDER

A.P.N. No.:	1220-03-111-010
R.P.T.T.	\$2,613.00
File No.:	1762992 MMB
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
Winfred G. Allen III and Timari Susanne Pruis	
898 Maplewood Avenue	
Newbury Park, CA 91320	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Thomas M. Rector and Carla R. Pitts-Rector, husband and wife, as Community Property with Right of Survivorship** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Winfred G. Allen III and Timari Susanne Pruis, husband and wife, as Community Property with Right of Survivorship**, 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 10, in Block A, as shown on the map entitled STODICK ESTATES SOUTH PHASE 2, in the County of Douglas, State of Nevada, filed June 6, 2005, as Document No. 646056 in the office of the County Recorder of said county.

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 27, 2022

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

Thomas M. Rector
Thomas M. Rector


Carla R. Pitts-Rector
Carla R. Pitts-Rector

State of Nevada)
County of Douglas) ss

This instrument was acknowledged before me on the 27 day of July, 2022
By: Thomas M. Rector and Carla R. Pitts-Rector

Signature: M. Bowlen
Notary Public

My Commission Expires: 11/13/24

 M. BOWLEN
Notary Public - State of Nevada
Appointment Recorded in Douglas County
No: 20-5990-05 - Expires November 13, 2024

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1220-03-111-010
 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 \$ 670,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 c. Transfer Tax Value: \$ 670,000.00
 d. Real Property Transfer Tax Due \$ 2,613.00

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 M Bowen Capacity Escrow Officer
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Thomas M. Rector and Carla R. Pitts-Rector
 Address: 1362 Hwy 395, Ste 102 #132
 City: Gardnerville
 State: NV Zip: 89410

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Winfred G. Allen III and Timari Susanne Pruis
 Address: 898 Maplewood Avenue
 City: Newbury Park
 State: CA Zip: 91320

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Stewart Title Company Escrow # 1762992 MMB
 Address: 1362 Hwy 395, Suite 109
 City: Gardnerville State: NV Zip: 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED