

DOUGLAS COUNTY, NV

2022-988349

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=3

08/12/2022 09:33 AM

FIRST AMERICAN TITLE MINDEN

KAREN ELLISON, RECORDER

E05

A.P.N.: 1220-24-501-035

File No: 143-2652323 (et)

R.P.T.T.: \$0 #5

When Recorded Mail To: Mail Tax Statements To:
Kami Power and Anita Acosta
1886 Sorrel Ln
Gardnerville, NV 89410

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Kami Elois Power, a single woman

do(es) hereby *GRANT, BARGAIN and SELL* to

Kami Power and Anita Acosta, a married couple as joint tenants with righth of survivorship

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

PARCEL 1:

BEING A PORTION OF LOT 21, AS SHOWN ON THE OFFICIAL MAP OF RUHENSTROTH RANCHOS SUBDIVISION, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON APRIL 14, 1965, AND TWICE AMENDED, AS DOCUMENT NO. 27706, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING ALL OF PARCEL B AS SHOWN ON THE PARCEL MAP FOR HELEN S. SHULER, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON SEPTEMBER 19, 1977 IN BOOK 977 OF OFFICIAL RECORDS, AT PAGE 1065, AS DOCUMENT NO. 13096.

PARCEL 2:

A NON-EXCLUSIVE ACCESS EASEMENT ON, OVER AND ACROSS HELEN LANE AS SET FORTH ON PARCEL MAP FOR HELEN S. SHULER, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON SEPTEMBER 19, 1977 IN BOOK 977 OF OFFICIAL RECORDS, AT PAGE 1065, AS DOCUMENT NO. 13096.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

This instrument is being recorded as an "Accommodation Only" by First American Title Insurance Company and has not been examined as to its validity, execution or its effect upon title, if any.

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

COPY

Kami Elois Power

Kami Elois Power

STATE OF **NEVADA**)
) :ss.
COUNTY OF **DOUGLAS**)

This instrument was acknowledged before me on this:

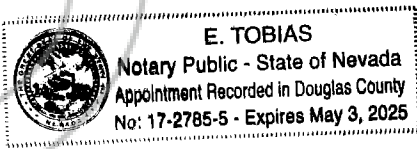
12 day of August, 2022

By: **Kami Elois Power**

By: *[Signature]* / Its: _____

Notary Public

(My commission expires: 5/3/25)



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1220-24-501-035
- 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
- i) Other _____

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

- 3. a) Total Value/Sales Price of Property: \$0.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$0.00
- d) Real Property Transfer Tax Due \$ _____

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: #5
- b. Explain reason for exemption: Adding spouse for no 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: Agent
 Signature: _____ Capacity: _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Print Name: Kami Elois Power
 Address: 1886 Sorrel Ln
 City: Gardnerville
 State: NV Zip: 89410

Print Name: Kami Power and Anita Acosta,
 Address: 1886 Sorrel Ln
 City: Gardnerville
 State: NV Zip: 89410

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

Print Name: First American Title Insurance Company File Number: 143-2652323 et/ et
 Address: 1663 US Highway 395, Suite 101
 City: Minden State: NV Zip: 89423

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)