

DOUGLAS COUNTY, NV **2022-988414**
RPTT:\$2925.00 Rec:\$40.00
\$2,965.00 Pgs=2 **08/15/2022 08:54 AM**
STEWART TITLE COMPANY - NV
KAREN ELLISON, RECORDER

A.P.N. No.:	1220-17-512-003
R.P.T.T.	\$2,925.00
File No.:	1772303 sa
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
Ira Rosenthal and Elizabeth Rosenthal	
P.O. Box 214	
Plymouth, CA 95669	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Michael K. Swift and Dora Terry A. Swift, as Trustees of The Mike and Terry Swift Family Trust, on December 12, 1983** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Ira Rosenthal and Elizabeth Rosenthal, husband and wife as joint tenants 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 86, in Block D of the final map of PLEASANTVIEW PHASE 4, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on December 7, 1993, in Book 1293, Page 1194, as Document No. 324312, Official Records.

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: August 8, 2022

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

Mike and Terry Swift Family Trust, on December 12, 1983

By: Michael K. Swift Date: 8/5/2022
Michael K. Swift, Trustee

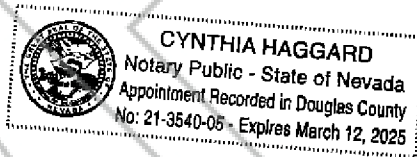
By: Dora Terry A. Swift Date: 8/5/2022
Dora Terry A. Swift, Trustee

State of Nevada)
) ss
County of Douglas)

This instrument was acknowledged before me on the 8 day of Aug., 2022
By: Michael K. Swift and Dora Terry A. Swift as Trustees of Michael K. Swift, Dora Terry A. Swift, as Trustees of The Mike, and Terry Swift Family Trust, on December 12, 1983

Signature: Cynthia Haggard
Notary Public

My Commission Expires: 3/12/2025



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1220-17-512-003
 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 \$ 750,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 c. Transfer Tax Value: \$ 750,000.00
 d. Real Property Transfer Tax Due \$ 2,925.00

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section _____
 b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: 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 SOA Capacity _____ Grantor Escrow
 Signature _____ Capacity _____ Grantee _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Michael K. Swift, Dora Terry A. Swift,
as Trustees of The Mike, and Terry
Swift Family Trust, on December 12,
1983
 Address: 1216 Pleasantview Dr.
 City: Gardnerville
 State: NV Zip: 89460

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Ira Rosenthal and Elizabeth
Rosenthal
 Address: P.O. Box 214
 City: Plymouth
 State: CA Zip: 95669

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Stewart Title Company Escrow # 1772303 sa
 Address: 1362 Hwy 395, Suite 109
 City: Gardnerville State: NV Zip: 89410