

A.P.N.: 1320-31-510-007
File No: 143-2655458 (et)
R.P.T.T.: \$2,301.00

When Recorded Mail To: Mail Tax Statements To:
John N Berger and Beata B Berger
377 Vista Rd
Bishop , CA 93514

GRANT, BARGAIN and SALE DEED

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

Ralph Wilson and Diane Wilson, husband and wife as joint tenants

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

John N Berger and Beata B Berger, husband and wife as joint tenants with right of survivorship

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

LOT 7, AS SAID LOT IS SET FORTH ON THE OFFICIAL STONEGATE UNIT 1, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA ON JULY 2, 1987 IN BOOK 787, PAGE 503, AS DOCUMENT NO. 157644.

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.

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.

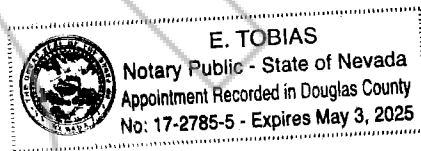
Ralph Wilson
Ralph Wilson

Diane Wilson
Diane Wilson

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

This instrument was acknowledged before me on 8.10.2022 by **Ralph Wilson and Diane Wilson.**

E. Tobias
Notary Public
(My commission expires: 5/30/25)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. 143-2655458.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1320-31-510-007
- 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:

\$590,000.00

b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)

c) Transfer Tax Value: \$590,000.00

d) Real Property Transfer Tax Due \$2,301.00

4. **If Exemption Claimed:**

a. Transfer Tax Exemption, per 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: [Signature]

Capacity: Agent

Signature: _____

Capacity: _____

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

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

Print Name: Ralph Wilson and Diane Wilson

Print Name: John N Berger and Beata B Berger

Address: 1692 Mackland Avenue

Address: 377 Vista Rd

City: Minden

City: Bishop

State: NV Zip: 89423

State: CA Zip: 93514

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

Print Name: First American Title Insurance Company

File Number: 143-2655458 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)