

DOUGLAS COUNTY, NV
RPTT:\$2808.00 Rec:\$40.00
\$2,848.00 Pgs=3
TICOR TITLE - RENO 500 W PLUMB LN STE B NV
KAREN ELLISON, RECORDER

2022-988639

08/19/2022 02:13 PM

WHEN RECORDED MAIL TO:
Lynn Taylor
PO Box 36835
Las Vegas, NV 89133

MAIL TAX STATEMENTS TO:
SAME AS ABOVE

Escrow No. 2203350-AJF

The undersigned hereby affirms that this document submitted for recording does not contain the social security number of any person or persons.
(Pursuant to NRS 239b.030)

APN No.: 1419-12-510-004
R.P.T.T. \$2,808.00

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That
Christopher Scott Hart, a single man

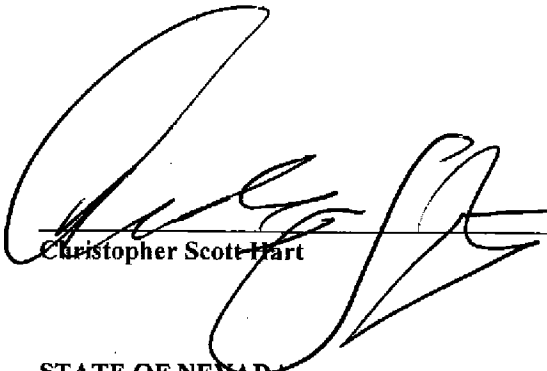
FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby
Grant, Bargain, Sell and Convey to

Lynn Taylor, an unmarried woman

all that real property situated in the County of Douglas, State of Nevada, described as follows:
SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging
or in anywise appertaining.

Signature and notary acknowledgement on page two.

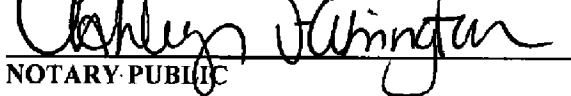


Christopher Scott Hart

STATE OF NEVADA
COUNTY OF WASHOE

This instrument was acknowledged before me on ,
by Christopher Scott Hart

^{SS} August 11, 2022



NOTARY PUBLIC

This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow No. 02203350.



COPIED

Escrow No. 2203350-AJF

**EXHIBIT A
LEGAL DESCRIPTION**

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

Being a portion of the Northeast 1/4 of Section 12, Township 14, Range 19 M.D.B. & M., further described as follows:

Parcel 1 as set forth on the parcel map of James V. Wood, et ux, filed for record in the office of the County Recorder of Douglas County, State of Nevada on January 11, 1994, in Book 194, at Page 1753, as Document No. 327274.

APN: 1419-12-510-004

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a. 1419-12-510-004
 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 ONLY
 Book _____ Page _____
 Date of Recording: _____
 Notes: _____

3. a. Total Value/Sales Price of Property: \$ 720,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) \$ _____
 c. Transfer Tax Value \$ 720,000.00
 d. Real Property Transfer Tax Due: \$ 2,808.00

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 Amanda Speth Capacity Grantor - Escrow
 Signature Amanda Speth Capacity Grantee - Escrow

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**
 Print Name: Christopher Scott Hart
 Address: 153 Spring Hill Drive
 City: Petersie
 State: NV Zip: 89807

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**
 Print Name: Lynn Taylor
 Address: PO Box 36835
 City: Las Vegas
 State: NV Zip: 89133

COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)
 Print Name: Ticor Title of Nevada, Inc. Escrow No.: 02203350-040-AJF
 Address: 500 W Plumb Lane, Suite B
 City, State, Zip: Reno, NV 89509

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED