

DOUGLAS COUNTY, NV **2022-988853**
RPTT:\$0.00 Rec:\$40.00
\$40.00 Pgs=4 **08/26/2022 09:33 AM**
STEWART TITLE COMPANY - NV
KAREN ELLISON, RECORDER E03

A.P.N. No.:	1220-22-310-186
File No.:	1794577 KDJ
Recording Requested By:	
Stewart Title Company	
When Recorded Mail To:	
Stewart Title Company	
2310 S. Carson St	
Carson City NV 89701	


(for recorders use only)

**Grant, Bargain and Sale Deed
(Title of Document)**

Please complete Affirmation Statement below:

- I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons. (Per NRS 239B.030)

- **Re-Recording Doc No. 2021-969913 to correct the Grantor from Kenneth James Dakin and Helen Margaret Hoover-Dakin, husband and wife as joint tenants to Helen Margaret Hoover-Dakin, a Widow, Recorded on 6/28/2021 in the Office of Douglas County. (Affidavit of Death of Joint Tenant was recorded concurrently as Document No. 2021-969912)**


Signature

Escrow Officer
Title

Kayla Jacobsen
Print Signature

This page added to provide additional information required by NRS 111.312 Sections 1 - 2 and NRS 239B.030 Section 4.

This cover page must be typed or printed in black ink.

(Additional recording fee applies)

A.P.N. No.:	1220-22-310-186
R.P.T.T.	\$0.00
File No.:	1794577 KDJ
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
The Helen Dakin 2021 Trust, dated 4/26, 2021	
1452 Sally Lane	
Gardnerville, NV 89460	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Helen Margaret Hoover-Dakin, a widow** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Helen Dakin, Trustee of The Helen Dakin 2021 Trust, dated April 26, 2021**, all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

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

Lot 846, as shown on the map of GARDNERVILLE RANCHOS UNIT NO, 7, filed for record in the office of the County Recorder of Douglas County, Nevada, on March 27, 1974, in Book 374, Page 676, as file No. 72456, Official Records..

***SUBJECT TO:**

1. Taxes for the fiscal year;
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.

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: June 25, 2021

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

DOUGLAS COUNTY, NV **2021-969913**
 RPTT:\$0.00 Rec:\$40.00
 \$40.00 Pgs=2 **06/28/2021 03:26 PM**
 STEWART TITLE COMPANY - NV
 KAREN ELLISON, RECORDER E07

A.P.N. No.:	1220-22-310-186
R.P.T.T.	\$ 0.00
File No.:	1259600 AMG
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
The Helen Dakin 2021 Trust, dated April 26, 2021	
1452 Sally Lane	
Gardnerville, NV 89460	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Kenneth James Dakin and Helen Margaret Hoover-Dakin, husband and wife as joint tenants** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Helen Dakin, Trustee of The Helen Dakin 2021 Trust, dated April 26, 2021**, all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

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

Lot 846, as shown on the map of GARDNERVILLE RANCHOS UNIT NO, 7, Filed for Record in the office of the County recorder of Douglas County, Nevada, on March 27, 1974, in Book 374, Page 676, as file No. 72456.

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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: June 25, 2021

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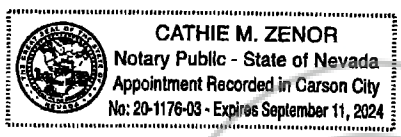
Helen M. Dakin
Helen Dakin

State of Nevada)
County of Carson City) ss

This instrument was acknowledged before me on the 20th day of June, 2021
By: Helen Dakin

Signature: Cathie M. Zenor
Notary Public

My Commission Expires: 9-11-2024



Certified Copy

The foregoing instrument is a full, true and correct copy of the original on file in the office of the County Recorder of Douglas County, State of Nevada. Per NRS 239b.030 Sec.5 the SSN may be redacted, but in no way affects the legality of the document.

Witnessed my hand this 10th

day of AUGUST 2022

By: John D. Howell
Deputy Recorder

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1220-22-310-186
 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 \$ 0.00
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 c. Transfer Tax Value: \$ 0.00
 d. Real Property Transfer Tax Due \$ 0.00

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section 3
 b. Explain Reason for Exemption: Re-Recording Doc No. 2021-969913 to correct the Grantor from Kenneth James Dakin and Helen Margaret Hoover-Dakin, husband and wife to Helen Margaret Hoover-Dakin, a widow, Recorded on 6/28/2021, without 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 [Handwritten Signature] Capacity Agent
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Helen Margaret Hoover-Dakin
 Address: 115 Southend Dr.
 City: Dayton
 State: NV Zip: 89403

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: The Helen Dakin 2021 Trust, dated April 26, 2021
 Address: 115 Southend Dr.
 City: Dayton
 State: NV Zip: 89403

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Stewart Title Company Escrow # 1794577 KDJ
 Address: 2310 S. Carson Street, Suite 5A
 City: Carson City State: NV Zip: 89701