

DOUGLAS COUNTY, NV
RPTT:\$2925.00 Rec:\$40.00
\$2,965.00 Pgs=3
SIGNATURE TITLE - ZEPHYR COVE
KAREN ELLISON, RECORDER

2022-989190

09/06/2022 11:51 AM

A.P.N.: 1318-23-810-052

**RECORDING REQUESTED BY:
Signature Title Company LLC
212 Elks Point Road, Suite 445, P.O. Box 10297
Zephyr Cove, NV 89448**

**MAIL RECORDED DOCS AND
TAX STATEMENTS TO:**

**Joseph and Shirene Moreira-Murdach
4331 Omega Avenue
Castro Valley CA 94546**

Escrow No.: ZC3412-JL

RPTT \$2,925.00

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

Charlette A. Schuerman, Trustee of The Charlette Ann Schuerman Living Trust

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

Joseph A. Moreira-Murdach and Shirene L. Moreira-Murdach, Husband and Wife as Joint Tenants With Right of Survivorship

all that real property in the City of Stateline, County of Douglas, State of Nevada, described as follows:

See Attached Exhibit "A"

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

Signature Page attached and made a part hereof.

The Charlette Ann Schuerman Living Trust

Charlette A. Schuerman, Trustee
By: Charlette A. Schuerman, Trustee

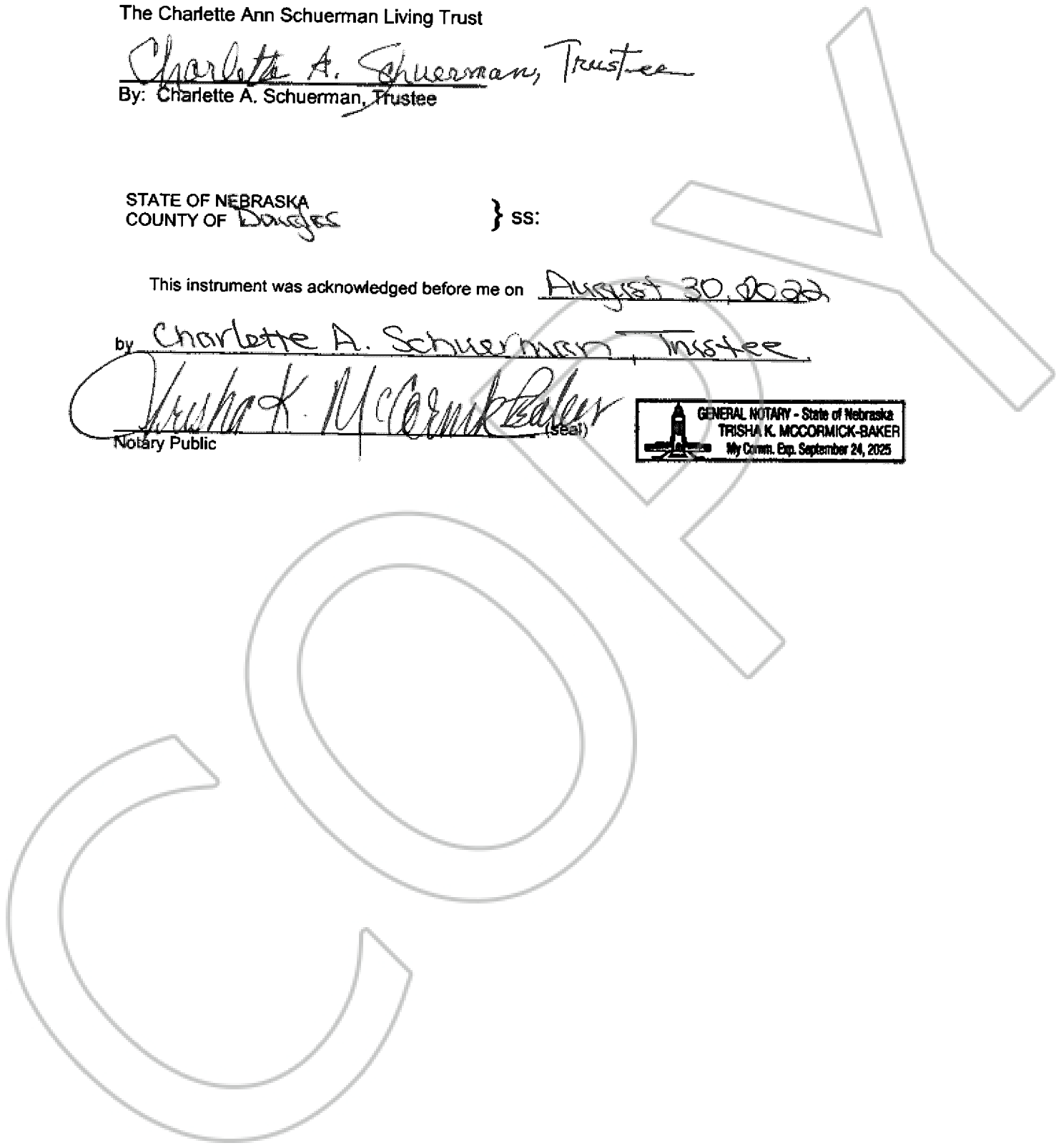
STATE OF NEBRASKA
COUNTY OF Douglas

} ss:

This instrument was acknowledged before me on August 30, 2022

by Charlette A. Schuerman, Trustee

Trisha K. McCormick-Baker
Notary Public (seal)



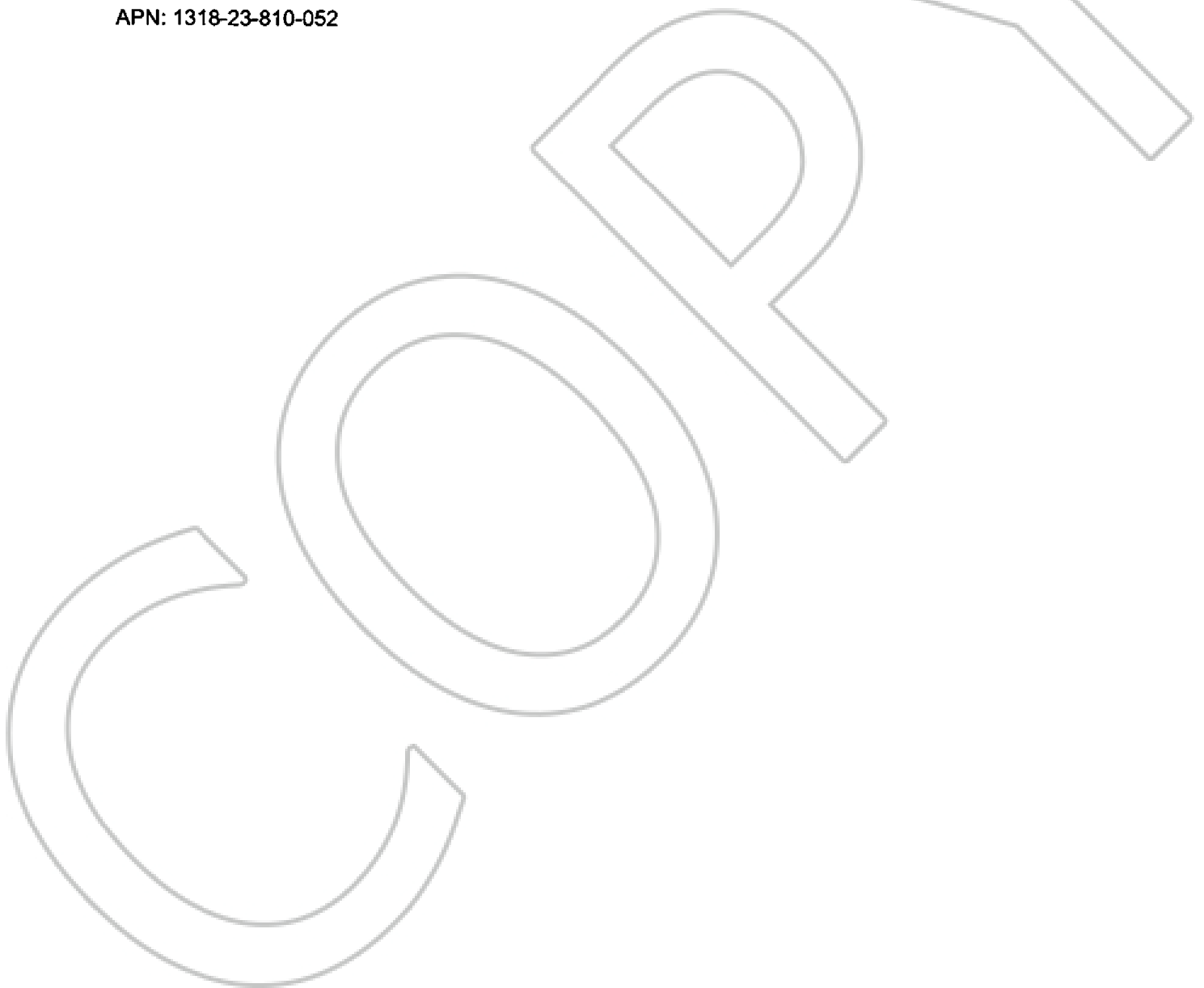
LEGAL DESCRIPTION

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, AND IS DESCRIBED AS FOLLOWS:

Lot 24, Block D, as shown on the official map of KINGSBURY MEADOWS SUBDIVISON, filed for record in the office of the County Recorder of Douglas County, Nevada on July 5, 1955, as Document No. 10542.

APN: 1318-23-810-052



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 1318-23-810-052
- 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 RECORDER'S OPTIONAL USE ONLY

Book: _____ Page: _____
 Date of Recording: _____
 Notes: _____

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property) \$750,000.00
 Transfer Tax Value \$750,000.00
 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: _____ %

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: _____ Grantor: Agent
 Signature: Joseph A. Moreira-Murdach Grantee: _____
DocuSigned by: Joseph A. Moreira-Murdach

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(Required)

(Required)

Print Name: Charlette A. Schuerman, Trustee of the Schuerman Living Trust

Print Name: Joseph A. Moreira-Murdach

Address: 4007 N 94th ST
OMAHA NE 68134

Address: 4331 omega avenue
Castro valley ca 94546

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

Print Name: Signature Title Company LLC Escrow #: ZC3412-JL
 Address: 212 Elks Point Road, Suite 445, P.O. Box 10297, Zephyr Cove, NV 89448

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED