

DOUGLAS COUNTY, NV
RPTT:\$2379.00 Rec:\$40.00
\$2,419.00 Pgs=3
2022-989747
09/16/2022 02:28 PM
LANDMARK TITLE ASSURANCE AGENCY OF
KAREN ELLISON, RECORDER

A.P.N. No.:	142033611007
R.P.T.T.:	\$2,379.00
Escrow No.:	104275
Recording Requested By: Landmark Title Assurance Agency of Nevada, LLC - Reno	
Mail Tax Statements To: Same as below When Recorded Mail To:	
Jerry A. Arnold and Catherine L. Wencke 1384 Cathy Lane Minden, NV 89423	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH THAT:

Sherry Napier, a married woman as her sole and separate property

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

Jerry A. Arnold, an unmarried man and Catherine L. Wencke, an unmarried woman as community property with right of survivorship

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

SEE EXHIBIT 'A' LEGAL DESCRIPTION
ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

Subject to: 1. Taxes for the current fiscal year, paid current
2. Conditions, covenants, restrictions, reservations, rights, rights of way and easements now of record, if any.

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

IN WITNESS WHEREOF, I/We have hereunto set by hand this September 14, 2022.

Sherry Napier
Sherry Napier

STATE OF ^{South Dakota} ~~Nevada~~)
_{RR}
COUNTY OF ^{Minnehaha} ~~Douglas~~)
_{RR}

On September 14, 2022
appeared before me, a Notary Public,

Sherry Napier

personally known or proven to me to be the person(s) whose name(s) is/are subscribed to the above instrument, who acknowledged that he/she/they executed the instrument for the purposes therein contained.

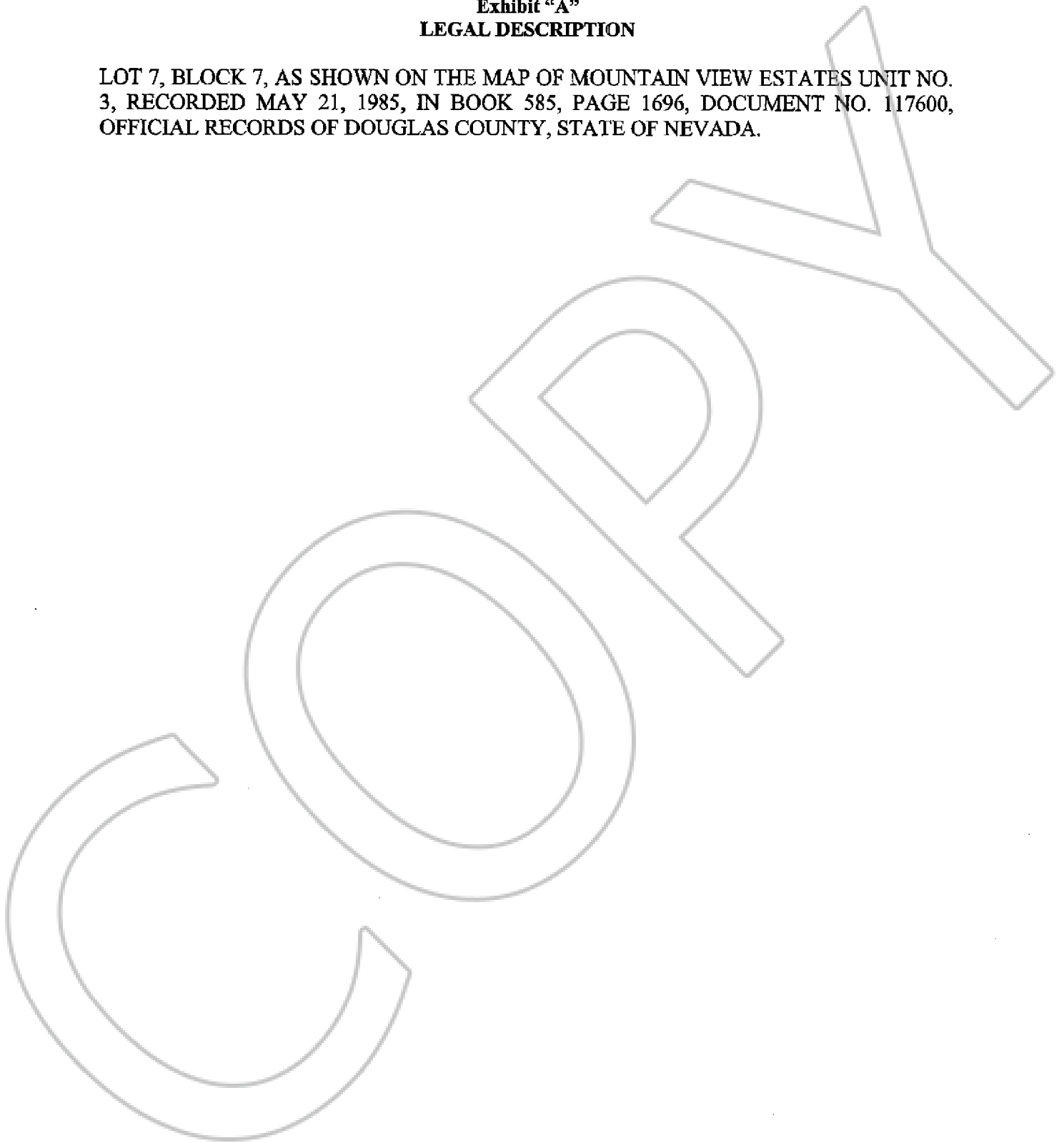
Renae R. Robbins
Notary Public (signature) (seal)



My Commission Expires
July 13, 2028

Exhibit "A"
LEGAL DESCRIPTION

LOT 7, BLOCK 7, AS SHOWN ON THE MAP OF MOUNTAIN VIEW ESTATES UNIT NO. 3, RECORDED MAY 21, 1985, IN BOOK 585, PAGE 1696, DOCUMENT NO. 117600, OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA.



**State of Nevada
Declaration of Value**

FOR RECORDER'S OPTIONAL USE ONLY

Document/Instrument # _____

Book: _____ Page: _____

Date of Recording: _____

Notes: _____

1. Assessor Parcel Number(s)
- a) 142033611007
- 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 _____

3. Total Value/Sales Price of Property: \$610,000.00

Deed in Lieu of Foreclosure Only (value of property) _____

Transfer Tax Value: \$ 610,000.00

Real Property Transfer Tax Due: \$ 2,379.00

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 therein. Furthermore, the 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 375.020, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature [Signature] Capacity Grantor

Signature [Signature] Capacity Grantee

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Sherry Napier

Address: 31299 470th Ave

City: Burbank

State: South Dakota Zip: 57010

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Jerry A. Arnold and Catherine L. Wencke

Address: 1384 Cathy Lane

City: Minden

State: Nevada Zip: 89423

COMPANY/PERSON REQUESTING RECORDING (REQUIRED IF NOT THE SELLER OR BUYER)

Landmark Title Assurance Agency of Nevada,

Print Name: LLC - Reno Escrow # 104275

Address: 1755 E. Plumb Lane, Suite 260

City: Reno State NV Zip 89502