

DOUGLAS COUNTY, NV **2022-990270**  
RPTT:\$4485.00 Rec:\$40.00  
\$4,525.00 Pgs=3 **09/26/2022 10:58 AM**  
STEWART TITLE COMPANY - NV  
KAREN ELLISON, RECORDER

<b>A.P.N. No.:</b>	1320-23-002-063
<b>R.P.T.T.</b>	\$4,485.00
<b>File No.:</b>	1669888 SA
<b>Recording Requested By:</b>	
<b>Stewart Title Company</b>	
<b>Mail Tax Statements To:</b>	<i>Same as below</i>
<b>When Recorded Mail To:</b>	
Steven Juranovich and Shelley Juranovich	
1701 Grandview Parkway	
Minden, NV 89423	

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Lewis A. Plourd and Summer K. Plourd, husband and wife as joint tenants** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Steven Juranovich and Shelley Juranovich, husband and wife as joint tenants with rights of survivorship**, all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

See Exhibit "A" attached hereto and made a part hereof.

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: 9-26-2022

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

[Signature]  
Lewis A. Plourd

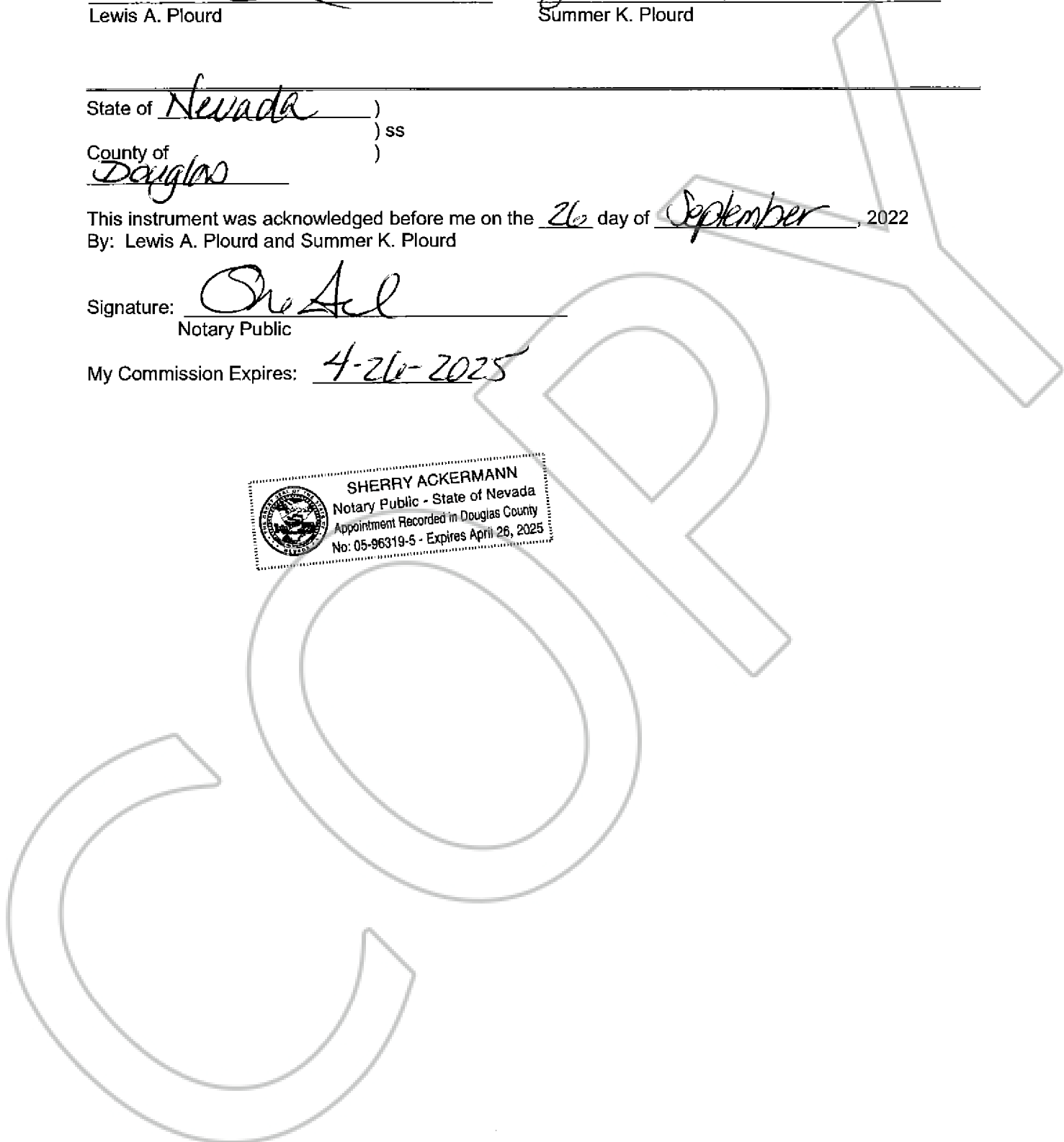
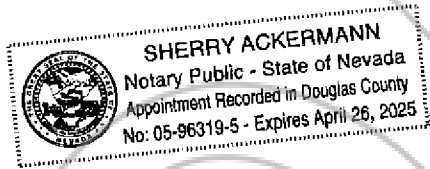
Summer K Plourd  
Summer K. Plourd

State of Nevada )  
                                  ) ss  
County of Douglas )

This instrument was acknowledged before me on the 26 day of September, 2022  
By: Lewis A. Plourd and Summer K. Plourd

Signature: [Signature]  
Notary Public

My Commission Expires: 4-26-2025



## EXHIBIT "A" LEGAL DESCRIPTION

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

Parcel 1:

Lot 42 as shown on the Map (PD 99-12-01) of GRANDVIEW ESTATES, PHASE 1, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on January 6, 2003, File No. 562908.

Parcel 2:

A non-exclusive stormwater drainage easement as set forth in Grant of Stormwater Drainage Easement and Maintenance Agreement dated June 27, 2011, recorded July 22, 2011 as Instrument No. 786781 of Official Records.

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
a) 1320-23-002-063  
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 \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a. Total Value/Sales Price of Property                      \$ 1,150,000.00  
b. Deed in Lieu of Foreclosure Only (value of property)                      ( \_\_\_\_\_ )  
c. Transfer Tax Value:    \$ 1,150,000.00  
d. Real Property Transfer Tax Due    \$ 4,485.00

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 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 SA    Capacity                      Grantor Escrow  
Signature \_\_\_\_\_    Capacity                      Grantee

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
Print Name: Lewis A. Plourd and Summer K. Plourd  
Address: 1223 Lasso Lane  
City: Gardnerville  
State: NV    Zip: 89410

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
Print Name: Steven Juranovich and Shelley Juranovich  
Address: 1701 Grandview Parkway  
City: Minden  
State: NV    Zip: 89423

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
Print Name: Stewart Title Company    Escrow # 1669888 SA  
Address: 1362 Hwy 395, Suite 109  
City: Gardnerville    State: NV    Zip: 89410