

DOUGLAS COUNTY, NV **2022-990973**
RPTT:\$2987.40 Rec:\$40.00
\$3,027.40 Pgs=3 10/20/2022 08:20 AM
LANDMARK TITLE ASSURANCE AGENCY OF
KAREN ELLISON, RECORDER

A.P.N. No.:	1320-33-402-052
R.P.T.T.:	\$2987.40
Escrow No.:	105191
Recording Requested By: Landmark Title Assurance Agency of Nevada, LLC - Reno	
Mail Tax Statements To: Same as below	
When Recorded Mail To:	
Lauraine A. Heer	
1417 Mission Street	
Gardnerville, NV 89410	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH THAT:

Robert C Dykes , a married man as his sole and separate property

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

Lauraine A Heer, a single woman

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

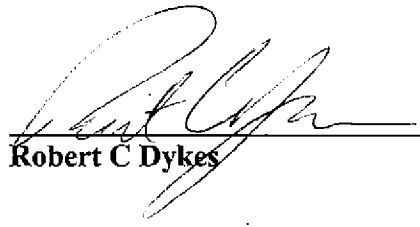
SEE EXHIBIT 'A' LEGAL DESCRIPTION
ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

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.

THIS DOCUMENT MAY BE SIGNED IN COUNTER PART ,REGARDLESS OF THE DATE OF EXECUTION SHALL BE CONSIDERED ONE OF THE SAME DOCUMENT

IN WITNESS WHEREOF, I/We have hereunto set by hand this October 12, 2022.



Robert C Dykes

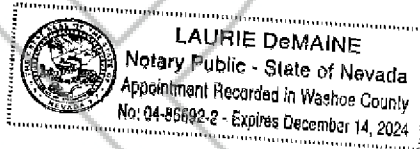
STATE OF Nevada)


COUNTY OF Washoe)

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

Robert C Dykes ~~and Donna Dykes~~

~~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.





Notary Public (signature)

(seal)

EXHIBIT A

LEGAL DESCRIPTION

All that portion of Section 33, Township 13 North, Range 20 East, M.D.M., Douglas County, Nevada, more particularly described as follows:

Beginning at a point on the Northeasterly line of Mission Street which bears North 86 degrees 58' 50" West 3, 869.55 feet from the Southeast corner of said Section 33; thence North 41 degrees 25' 00" West 74.00 feet to a point which bears South 41 degrees 25' 00" East 175.00 feet from the most Southerly corner of Parcel 2, as shown on that certain Parcel Map filed for record on April 18, 1978, Document No. 19738; thence North 47 degrees 49' 00" East 149.81 feet; thence South 41 degrees 25' 00" East 74.00 feet; thence South 47 degrees 49' 00" West 149.81 feet to the True Point of Beginning.

APN: 1320-33-402-052

"Per NRS 111.312, this legal description was previously recorded at document No 232785, Book 890, Page 3224, on 8/21/90

**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) 1320-33-402-052
- 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
- i) Other _____

3. Total Value/Sales Price of Property: \$766,000.00

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

Transfer Tax Value: \$766,000.00

Real Property Transfer Tax Due: \$2,987.40

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 375.030, 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: Robert C Dykes

Address: 445 Riverfront Drive

City: Bullhead City

State: Arizona Zip: 86442

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Lauraine A. Heer

Address: 1417 Mission Street

City: Gardnerville

State: Nevada Zip: 89410

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

Landmark Title Assurance Agency of Nevada,

Print Name: LLC - Reno Escrow # 105191

Address: 1755 E. Plumb Lane, Suite 260

City: Reno State NV Zip 89502

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)