

DOUGLAS COUNTY, NV **2022-991032**
RPTT:\$0.00 Rec:\$40.00
\$40.00 Pgs=2 10/21/2022 11:24 AM
STEWART TITLE COMPANY - NV
KAREN ELLISON, RECORDER E05

A.P.N. No.:	1022-09-002-022
R.P.T.T.	\$ 0.00 EXMT #5
File No.:	1824032 CRB
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
Scott Roripaugh	
1400 Topaz Ranch Road	
Wellington, NV 89444	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Joan J. Roripaugh, a widower** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Scott Roripaugh, an unmarried man**, all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

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

Lot 14, in Block M, as shown on the map of TOPAZ RANCH ESTATES UNIT NO. 4, filed in the office of the County Recorder of Douglas County, State of Nevada, on November 16, 1970, in Book 1 of Maps, Page 224, as Document No. 50212.

***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: September 29, 2022

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

Joan Roripaugh
Joan Roripaugh

State of Nevada)
County of Douglas) ss

This instrument was acknowledged before me on the 29 day of September, 2022
By: Joan Roripaugh

Signature: *Karin Klug*
Notary Public

My Commission Expires: 10/7/25



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1022-09-002-022
 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 \$ _____
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 c. Transfer Tax Value: \$ _____
 d. Real Property Transfer Tax Due \$ 0.00

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section 5
 b. Explain Reason for Exemption: From Mother to Son

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 Joan J. Roripaugh, agent. Capacity Grantor
 Signature _____ Capacity Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Joan J. Roripaugh
 Address: 1400 Topaz Ranch Road
 City: Wellington
 State: NV Zip: 89444

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Scott Roripaugh
 Address: 1400 Topaz Ranch Road
 City: Wellington
 State: NV Zip: 89444

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Stewart Title Company Escrow # 1824032 CRB
 Address: 215 W. Bridge Street, Units 1 & 2
 City: Yerington State: NV Zip: 89447

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED