

DOUGLAS COUNTY, NV **2022-991360**
RPTT:\$1267.50 Rec:\$40.00
\$1,307.50 Pgs=2 11/03/2022 09:04 AM
STEWART TITLE COMPANY - NV
KAREN ELLISON, RECORDER

A.P.N. No.:	1420-07-612-014
R.P.T.T.	\$1,267.50
File No.:	1850556 sa
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	Same as below
When Recorded Mail To:	
Stephen L. Walsh and Melody Walsh	
P.O Box 1683P.O Box 1683	
Minden Minden, NV 89423NV89423	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Karen Waters, an unmarried woman**, for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Stephen L. Walsh and Melody Walsh husband and wife 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:

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

Lot 10 in Block A as shown on the Official Map of SUNRIDGE HEIGHTS UNIT NO. 1, PHASE A, filed for record in the office of the County Recorder of Douglas County, Nevada, on December 15, 1982, in Book 1282, Page 999, as Document No. 74054.

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: October 21, 2022

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

K Waters
Karen Waters

State of Nevada)
) ss
County of Douglas)

This instrument was acknowledged before me on the 21 day of October, 2022
By: Karen Waters

Signature: Cynthia Haggard
Notary Public

My Commission Expires: 3/12/2025



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1420-07-612-014
 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 \$ 325,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 c. Transfer Tax Value: \$ 325,000.00
 d. Real Property Transfer Tax Due \$ 1,267.50

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 *Karen Waters* Capacity Grantor Escrow
 Signature _____ Capacity Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Karen Waters
 Address: 1600 Rhododendron Dr. #145
 City: Florence
 State: OR Zip: 97439

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Stephen L. Walsh and Melody Walsh
 Address: P.O Box 1683
 City: Minden
 State: NV Zip: 89423

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Stewart Title Company Escrow # 1850556 sa
 Address: 1362 Hwy 395, Suite 109
 City: Gardnerville State: NV Zip: 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED