

DOUGLAS COUNTY, NV **2022-991404**
RPTT:\$1677.00 Rec:\$40.00
\$1,717.00 Pgs=3 11/04/2022 11:45 AM
LANDMARK TITLE ASSURANCE AGENCY OF
KAREN ELLISON, RECORDER

A.P.N. No.:	122021710211
R.P.T.T.:	\$1,677.00
Escrow No.:	106395
Recording Requested By: Landmark Title Assurance Agency of Nevada, LLC - Reno	
Mail Tax Statements To: Same as below	
When Recorded Mail To:	
Jelaina Marie Bickle and Miguel Garza Vargas	
1315 Mary Jo Drive,	
Gardnerville, NV 89460	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH THAT:

Douglas Acker, 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:

Jelaina Marie Bickle, an unmarried woman, and Miguel Garza Vargas, an unmarried man, as joint tenants

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 11/3/22.

SELLER:

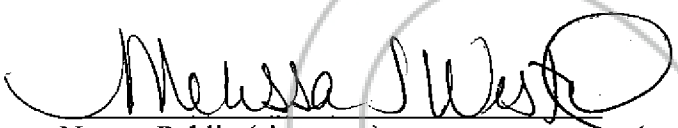

Douglas Acker

STATE OF ~~Nevada~~ ^{Maine (MSW 11.3.22)})
COUNTY OF ~~Douglas~~ ^{Sagadahoc (MSW 11.3.22)})

On November 3, 2022
appeared before me, a Notary Public,

Douglas Acker

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)

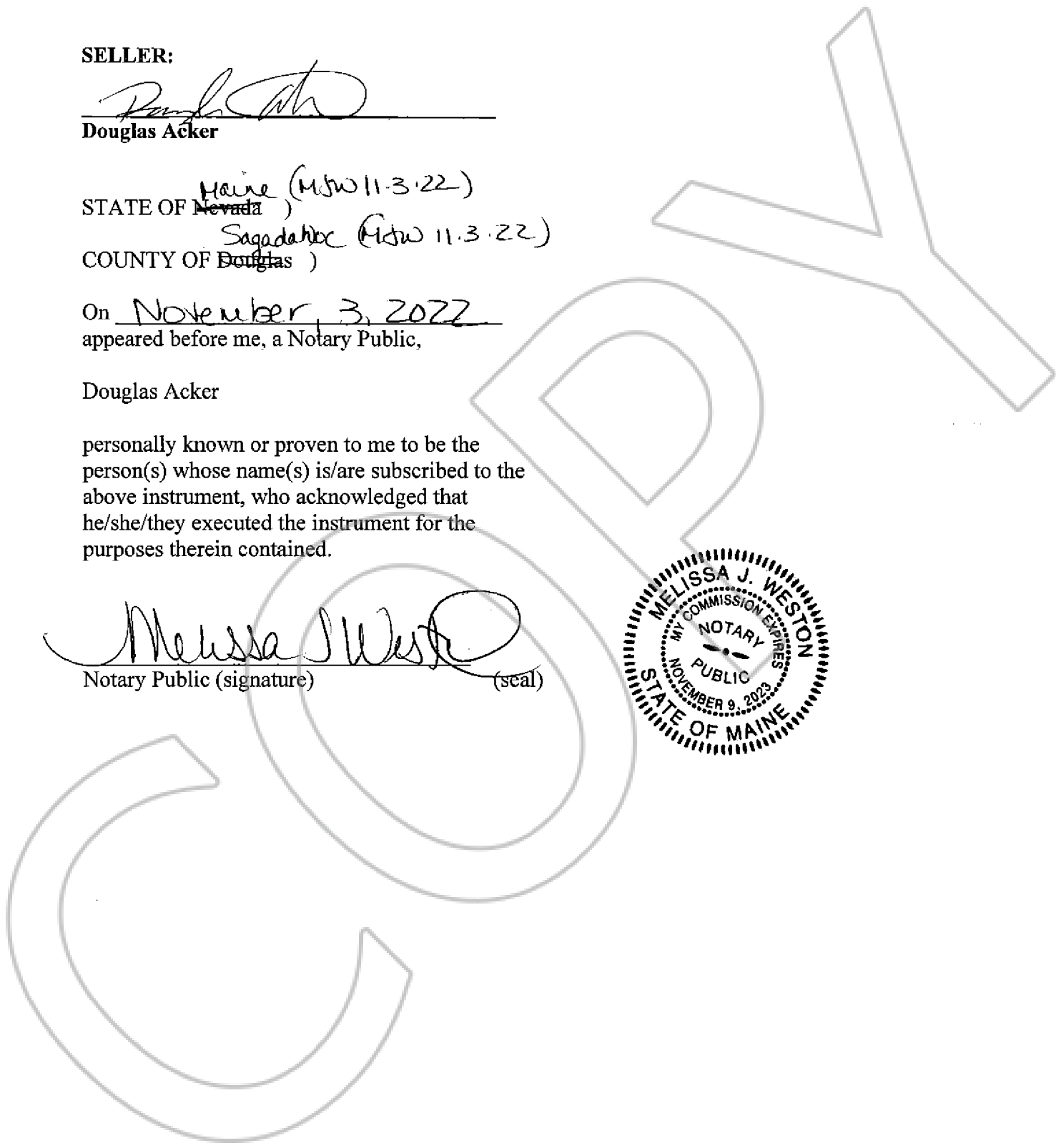
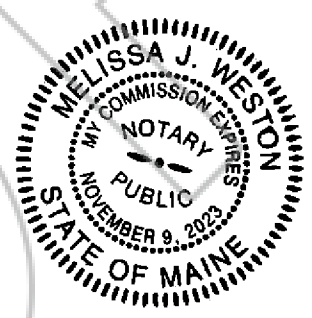
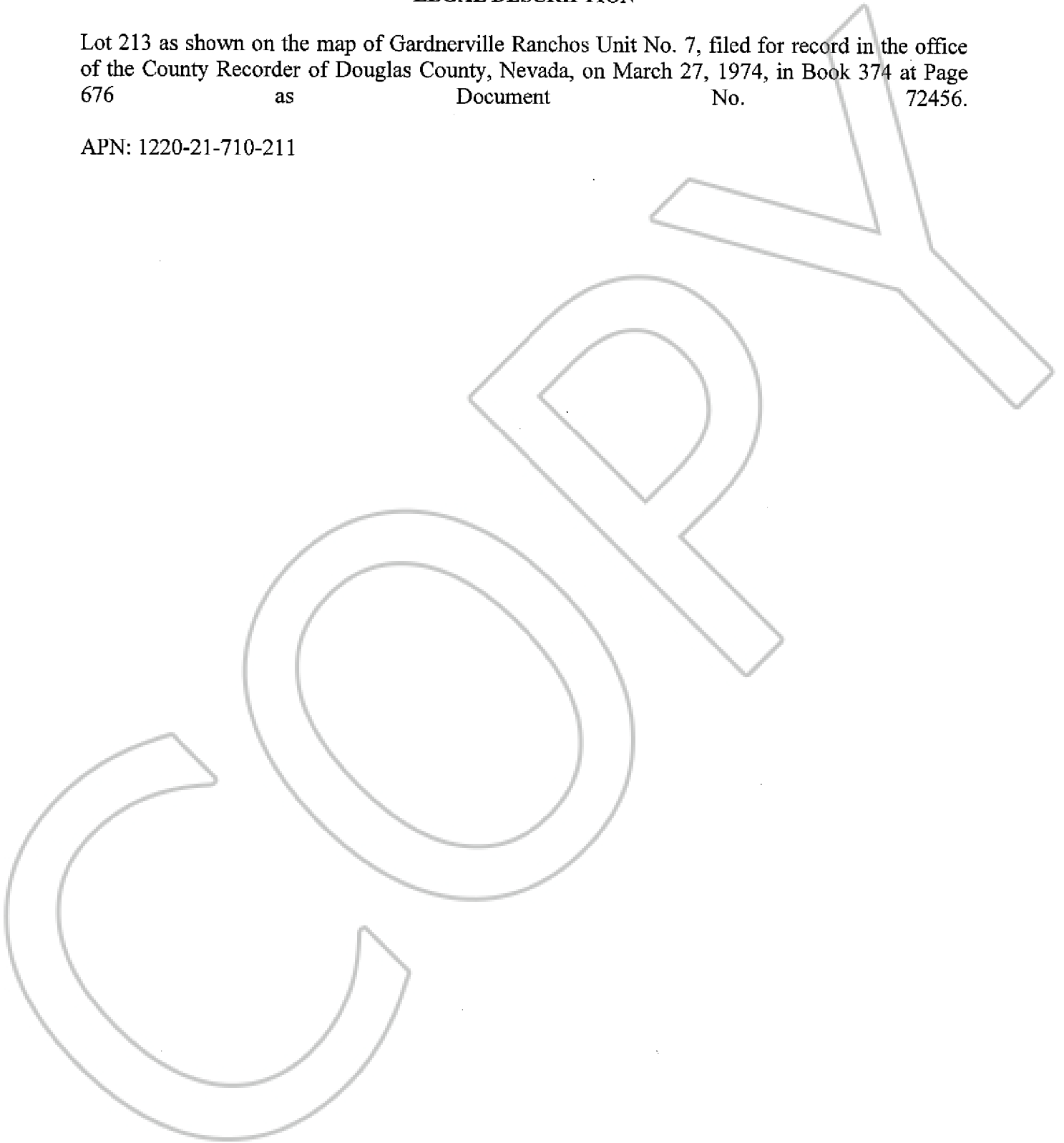


Exhibit "A"
LEGAL DESCRIPTION

Lot 213 as shown on the map of Gardnerville Ranchos Unit No. 7, filed for record in the office of the County Recorder of Douglas County, Nevada, on March 27, 1974, in Book 374 at Page 676 as Document No. 72456.

APN: 1220-21-710-211



**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) 122021710211
 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'/Ind'l
 g) Agricultural h) Mobile Home
 i) Other _____

3. Total Value/Sales Price of Property: \$430,000.00
 Deed in Lieu of Foreclosure Only (value of property) _____
 Transfer Tax Value: \$430,000.00
 Real Property Transfer Tax Due: \$1,677.00

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 375.030, 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: Douglas Acker
 Address: PO Box25
 City: Bowdoinham
 State: Maine Zip: 04008

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Jelaina Marie Bickle and Miguel Garza
 Address: Vargas
 City: 1315 Mary Jo Drive
 State: Gardnerville Zip: Nevada 89460

COMPANY/PERSON REQUESTING RECORDING (REQUIRED IF NOT THE SELLER OR BUYER)
 Landmark Title Assurance Agency of Nevada,
 Print Name: LLC - Reno Escrow # 106395
 Address: 1755 E. Plumb Lane, Suite 260
 City: Reno State NV Zip 89502

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)