

A.P.N.: 1420-07-213-001
File No: 123-2658618 (VD)
R.P.T.T.: \$2,059.20

When Recorded Mail To: Mail Tax Statements To:
Mary Nelsen
PO Box 1023
Zephyr Cove, NV 89448

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Susan M. Young, an unmarried woman

do(es) hereby *GRANT, BARGAIN and SELL* to

Mary Nelsen, a Widow

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

LOT I-11 IN BLOCK I AS SHOWN ON THE FINAL MAP #1007-4 VALLEY VISTA ESTATES, PHASE 3, FILED FOR RECORD IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER ON JULY 28, 1998 IN BOOK 798 AT PAGE 5872 AS DOCUMENT NO. 445464, OFFICIAL RECORDS.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Subject to

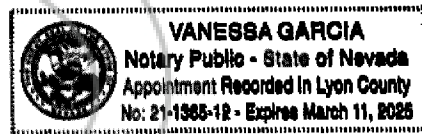
1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

Susan M. Young
Susan M. Young

STATE OF NEVADA)
 : SS.
COUNTY OF WASHOE)

This instrument was acknowledged before me on
NOVEMBER 7th, 2022 by
Susan M. Young.

[Signature]
Notary Public
(My commission expires: 3/11/25)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated 11/04/2022 under Escrow No. 123-2658618

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 1420-07-213-001
 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 _____

FOR RECORDERS OPTIONAL USE ONLY
 Book _____ Page: _____
 Date of Recording: _____
 Notes: _____

3. a) Total Value/Sales Price of Property: \$528,000.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$528,000.00
 d) Real Property Transfer Tax Due \$2,059.20

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption, per 375.090, Section: _____
 b. Explain reason for exemption: _____

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: Mary Nelsen Capacity: Grantee
 Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Susan M. Young
 Address: 1350 Pine Road
 City: Fallon
 State: NV Zip: 89406

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Mary Nelsen
 Address: Po. Box 1023
 City: Zephyr Cove
 State: NV Zip: 89448

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Print Name: First American Title Insurance Company File Number: 123-2658618 VD/vg
 Address: 940 Southwood Blvd, Suite 203
 City: Incline Village State: NV Zip: 89451

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

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Signature: Susan M. Young
Signature: _____

Capacity: Grantor
Capacity: _____

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(REQUIRED)**

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(REQUIRED)**

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