

A.P.N.: 1220-24-401-008  
File No: 143-2658631 (et)  
R.P.T.T.: \$2,336.10

When Recorded Mail To: Mail Tax Statements To:  
Brian R. Schmidt and Robin J. Schmidt  
631 Clydesdale Court  
Gardnerville, NV 89410

***GRANT, BARGAIN and SALE DEED***

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

Joni L. Wilson, an unmarried woman

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

Brian R. Schmidt and Robin J. Schmidt, husband and wife as joint tenants

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

**A PARCEL OF LAND BEING A PORTION OF THE SOUTHWEST 1/4 OF SECTION 24,  
TOWNSHIP 12 NORTH, RANGE 20 EAST, M.D.B. &M., DOUGLAS COUNTY, NEVADA,  
BEING PARTICULARLY DESCRIBED AS FOLLOWS:**

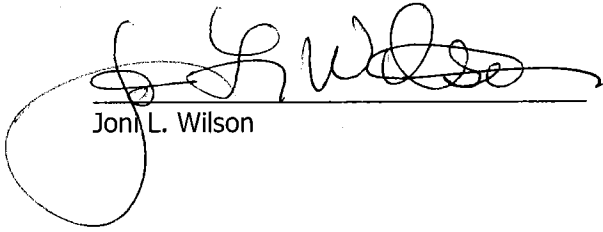
**PARCEL C-2 AS SHOWN ON PARCEL MAP NO. 3 FOR DON AND FRANCIÉ LOCKMAN,  
RECORDED MAY 23, 1990 IN BOOK 590, PAGE 3603, AS DOCUMENT NO. 226670, OF  
OFFICIAL RECORDS, DOUGLAS COUNTY, STATE OF NEVADA.**

**BEING A RESUBDIVISION OF PARCEL C AS SHOWN ON THE PARCEL MAP FOR DON  
AND FRANCIÉ LOCKMAN, RECORDED DECEMBER 14, 1989, IN BOOK 1289, PAGE  
1422, AS DOCUMENT NO. 216450, OFFICIAL RECORDS, DOUGLAS COUNTY, NEVADA.**

*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.

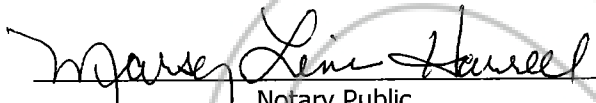
Subject to

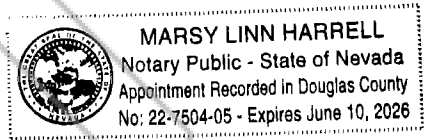
1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

  
\_\_\_\_\_  
Joni L. Wilson

STATE OF **NEVADA** )  
 ) **ss.**  
COUNTY OF **DOUGLAS** )

This instrument was acknowledged before me on November 22, 2022 by **Joni L. Wilson.**

  
\_\_\_\_\_  
Notary Public  
(My commission expires: 6-10-2026)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. 143-2658631.

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
a) 1220-24-401-008  
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 \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE</b>	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a) Total Value/Sales Price of Property: \$599,000.00  
b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )  
c) Transfer Tax Value: \$599,000.00  
d) Real Property Transfer Tax Due \$2,336.10

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: [Signature]  
Signature: \_\_\_\_\_

Capacity: [Signature]  
Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION  
(REQUIRED)**

**BUYER (GRANTEE) INFORMATION  
(REQUIRED)**

Print Name: Joni L. Wilson  
Address: 631 Clydesdale Court  
City: Gardnerville  
State: NV Zip: 89410

Print Name: Brian R. Schmidt and Robin J. Schmidt  
Address: 631 Clydesdale Court  
City: Gardnerville  
State: NV Zip: 89410

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

First American Title Insurance  
Print Name: Company  
Address: 1663 US Highway 395, Suite 101  
City: Minden

File Number: 143-2658631 et/ et  
State: NV Zip: 89423

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