

APN# 1220-21-610-213

DOUGLAS COUNTY, NV **2022-992412**
RPTT:\$0.00 Rec:\$40.00
\$40.00 Pgs=5 12/14/2022 12:08 PM
SIGNATURE TITLE - MINDEN
KAREN ELLISON, RECORDER E03

Recording Requested by/Mail to:

Name: Signature Title Company LLC

Address: 1664 Hwy 395, Suite 106

City/State/Zip: Minden, NV 89423

Mail Tax Statements to:

Name: Kris I. Johnson and Kelly L. Johnson

Address: 704 Addler Road

City/State/Zip: Gardnerville, NV 89460

Grant, Bargain, Sale Deed

Title of Document (required)

----- (Only use if applicable) -----

The undersigned hereby affirms that the document submitted for recording
DOES contain personal information as required by law: (check applicable)

Affidavit of Death – NRS 440.380(1)(A) & NRS 40.525(5)

Judgment – NRS 17.150(4)

Military Discharge – NRS 419.020(2)

Signature

Printed Name

This document is being (re-)recorded to correct document # 2022-992341, and is correcting
the legal description

LEGAL DESCRIPTION
EXHIBIT "A"

LOT 379, AS SHOWN ON THE MAP OF GARDNERVILLE RANCHOS UNIT NO. 6, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON MAY 29, 1973, IN BOOK 573, PAGE 1026, AS FILE NO. 66512.

APN: 1220-21-610-213

COPY

A.P.N.: 1220-21-610-213

RECORDING REQUESTED BY:
Signature Title Company LLC
1664 Highway 395 Suite 106
Minden, NV 89423

MAIL RECORDED DOCS AND
TAX STATEMENTS TO:

Alissa R. Nourse
3827 S. Carson St
505-25 Unit #3122
Carson City, NV 89701

Escrow No.: 710185-NF

RECORDED ELECTRONICALLY	
DOC NO.:	2022-992341
COUNTY:	DOUGLAS
DATE:	12/12/2022
TIME:	02:34 PM
BY:	CM Juey

RPTT \$0.00 #5

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

Richard Eugene McGuire Jr., spouse of grantee

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell, and Convey to:

Alissa R. Nourse, a married woman as her sole and separate property

all that real property in the City of Gardnerville, County of Douglas, State of Nevada, described as follows:

See Attached Exhibit "A"

It is the express intent of the Grantor, being the spouse of the Grantee, to convey all right, title and interest of the Grantor, community or otherwise, in and to the herein described property, to the Grantee as his/her sole and separate property.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Signature Page attached and made a part hereof.

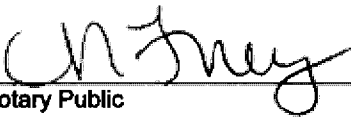

Richard Eugene McGuire Jr.

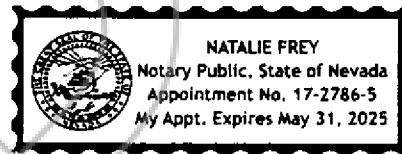
STATE OF NEVADA
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on 12/08/2022

by Richard Eugene McGuire Jr.


Notary Public (seal)



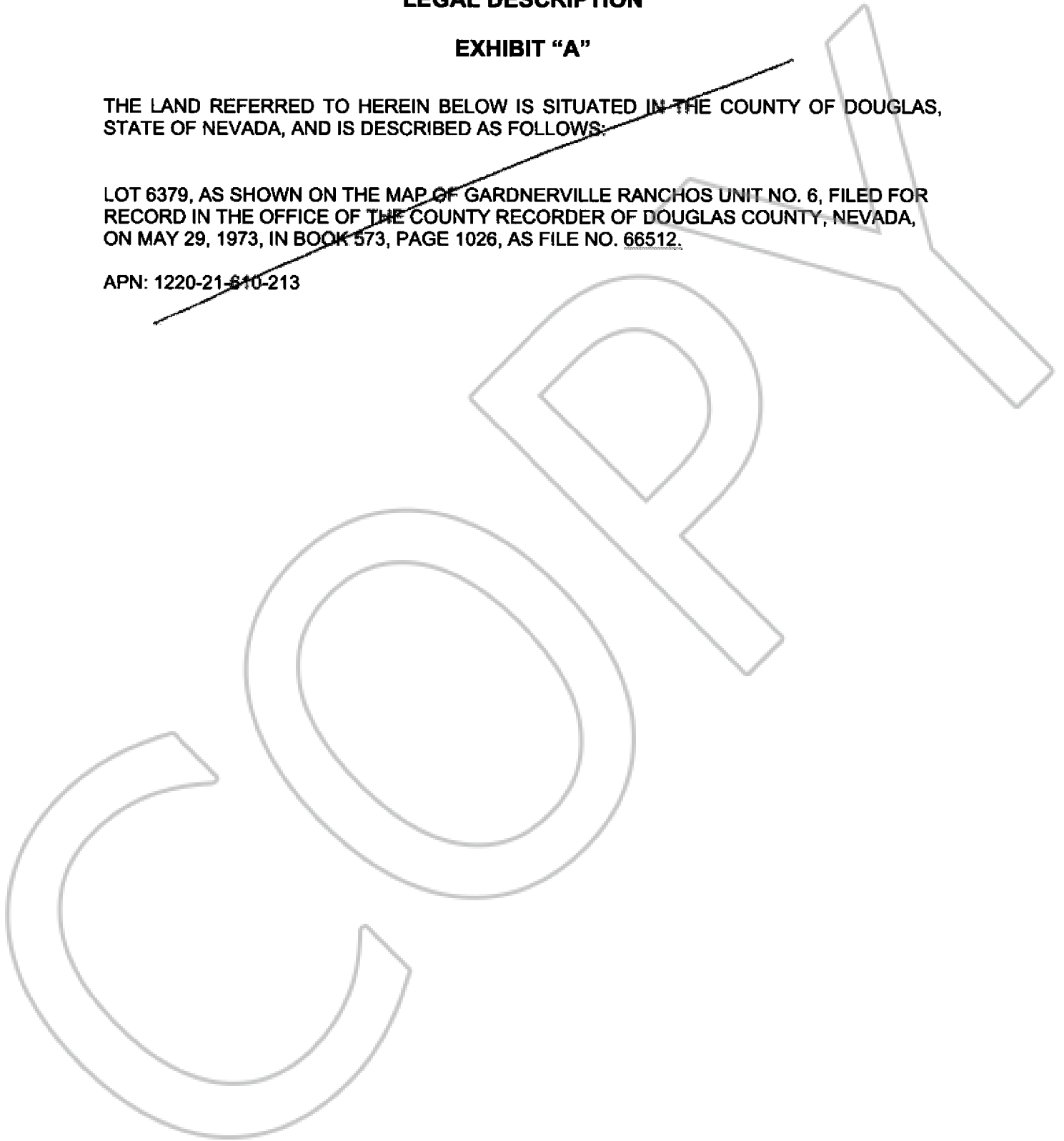
LEGAL DESCRIPTION

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DOUGLAS,
STATE OF NEVADA, AND IS DESCRIBED AS FOLLOWS:

LOT 6379, AS SHOWN ON THE MAP OF GARDNERVILLE RANCHOS UNIT NO. 6, FILED FOR
RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA,
ON MAY 29, 1973, IN BOOK 573, PAGE 1026, AS FILE NO. 66512.

APN: 1220-21-640-213



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 1220-21-610-213
- b) _____
- c) _____
- d) _____

2. Type of Property:

- a) Vacant Land Res.
- b) Single Fam.
- c) Condo/Twnhse
- d) 2-4 Plex
- e) Apt. Bldg
- f) Comm'l/Ind'l
- g) Agricultural
- h) Mobile Home
- Other

FOR RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property) \$0.00
 Transfer Tax Value \$0.00
 Real Property Transfer Tax Due: \$0.00

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section #3
- b. Explain Reason for Exemption: re-record document #2022-992341 without consideration

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 *Richard Eugene McGuire, Jr* *Alissa R. Nourse*
 Signature _____

SELLER (GRANTOR) INFORMATION
(Required)

Print Name: Richard Eugene McGuire, Jr
3827 S. Carson St 505-25
 Address: Unit #3122
Carson City, NV 89701

BUYER (GRANTEE) INFORMATION
(Required)

Print Name: Alissa R. Nourse
 Address: 3827 S. Carson St 505-25 Unit #3122
Carson City, NV 89701

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

Print Name: Signature Title Company LLC Escrow #: 710185-NF
 Address: 1664 Highway 395 Suite 106, Minden, NV 89423

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED