

DOUGLAS COUNTY, NV **2022-992849**
RPTT:\$3047.85 Rec:\$40.00
\$3,087.85 Pgs=3 12/29/2022 10:13 AM
SIGNATURE TITLE - ZEPHYR COVE
KAREN ELLISON, RECORDER

A.P.N.: 1420-18-710-068

RECORDING REQUESTED BY:
Signature Title Company LLC
212 Elks Point Road, Suite 445, P.O. Box 10297
Zephyr Cove, NV 89448

**MAIL RECORDED DOCS AND
TAX STATEMENTS TO:**

Mr. & Mrs. Robin C. Larson
943 Chip Creek Court
Minden, NV 89423

Escrow No.: ZC3468-JL

RPTT \$3,047.85

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

Taylor Cole, A Married Woman as her Sole and Separate Property

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

Robin C. Larson and Barbara S. Larson, Husband and Wife as Joint Tenants With Right of Survivorship

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

See Attached Exhibit "A"

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

Signature Page attached and made a part hereof.

Taylor Cole
Taylor Cole

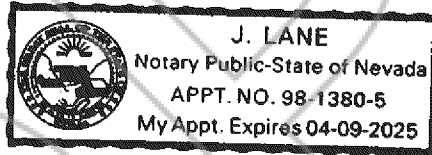
STATE OF NEVADA
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on 12-7-2022

by Taylor Cole

J. Lane
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 57 in Block B, as set forth on that certain Final Map LDA #99-54-1A for Sunridge Heights III, Phase 1A, a Planned Unit Development, recorded in the office of the Douglas County Recorder on August 1, 2002, in Book 0802, Page 22, as Document No. 548492, and as shown on the Amended Final Map LDA #99-54-1A for Sunridge Heights III, Phase 1A, a Planned Unit Development, recorded in the office of the Douglas County Recorder on December 29, 2003, in Book 1203, Page 12019, as Document No. 600647.

APN: 1420-18-710-068

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 1420-18-710-068
- 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) \$781,110.00
 Transfer Tax Value \$781,110.00
 Real Property Transfer Tax Due: \$3,047.85

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 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] Grantor _____
 Signature _____ Grantee _____

SELLER (GRANTOR) INFORMATION
(Required)

Print Name: Taylor Cole
 Address: PO Box 5064
Stateline, NV 89449

BUYER (GRANTEE) INFORMATION
(Required)

Print Name: Robin Larson
 Address: 943 Chip Creek Court
Minden, NV 89423

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

Print Name: Signature Title Company LLC Escrow #: ZC3468-JL
 Address: 212 Elks Point Road, Suite 445, P.O. Box 10297, Zephyr Cove, NV 89448

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED