

DOUGLAS COUNTY, NV **2023-1000144**  
RPTT:\$3168.75 Rec:\$40.00  
\$3,208.75 Pgs=2 **09/01/2023 12:31 PM**  
STEWART TITLE COMPANY - NV  
SHAWNYNE GARREN, RECORDER

<b>A.P.N. No.:</b>	1420-27-701-010
<b>R.P.T.T.</b>	\$3168.75
<b>File No.:</b>	2088622 TF
<b>Recording Requested By:</b>	
<b>Stewart Title Company</b>	
<b>Mail Tax Statements To:</b>	<i>Same as below</i>
<b>When Recorded Mail To:</b>	
Lindsay Sessions and Ryan Sessions	
1525 W High Pointe Court	
Minden, NV 89423	

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Cartus Financial Corporation, a Delaware corporation** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Lindsay Sessions and Ryan Sessions, wife and husband, as joint tenants**, all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

All that certain real property situated in the County of Douglas, State of Nevada, described as follows:

Parcel 4D-2C as set forth on that certain Parcel Map LDA#99-005 for Raymond M. Smith Trust, a division of revised Parcel 4D-1 per Record of Survey supporting a Boundary Line Adjustment recorded as Document No. 458377, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on July 28, 1999 as Document No. 473282.

\*SUBJECT TO:

1. Taxes for the fiscal year;
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: August 28, 2023

SIGNATURES AND NOTARY ON PAGE 2  
THIS GRANT BARGAIN SALE DEED MAY BE SIGNED IN COUNTERPART.

Witness my/our hand(s) this 28<sup>th</sup> day of August, 2023.

BY: [Signature]  
Authorized Signer for Cartus Financial Corporation  
Ted Obendorfer  
Printed name

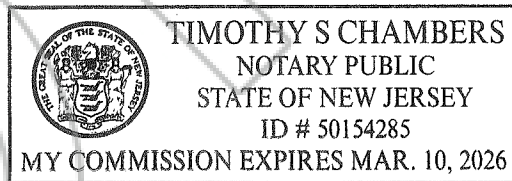
STATE OF NEW JERSEY }  
COUNTY OF BURLINGTON } ss:

On this August 28<sup>th</sup>, 2023  
Appeared before me, a Notary Public,  
Ted Obendorfer

Authorized signer for Cartus Financial Corporation, a Delaware Corporation  
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.

[Signature]  
Notary Public

My commission expires: March 10<sup>th</sup> 2026



**NOTARY JURAT FOR GRANT, BARGAIN, SALE DEED  
FOR ESCROW NO.:**

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1420-27-701-010  
 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  
 Other \_\_\_\_\_

**FOR RECORDERS OPTIONAL USE ONLY**  
 Book \_\_\_\_\_ Page: \_\_\_\_\_  
 Date of Recording: \_\_\_\_\_  
 Notes: \_\_\_\_\_

3. a. Total Value/Sales Price of Property                      \$ 812,500.00  
 b. Deed in Lieu of Foreclosure Only (value of property)    ( \_\_\_\_\_ )  
 c. Transfer Tax Value:    \$ 812,500.00  
 d. Real Property Transfer Tax Due                              \$ 3168.75

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 \_\_\_\_\_ Capacity \_\_\_\_\_ Title Agent \_\_\_\_\_  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_ Grantee \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: Cartus Financial Corporation, a Delaware corporation  
 Address: Attn: Lockbox 360956, 500 Ross St 154-0455  
 City: Pittsburgh  
 State: PA                                      Zip: 15262

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: Lindsay Sessions and Ryan Sessions  
 Address: 1525 W High Pointe Court  
 City: Minden  
 State: NV                                      Zip: 89423

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 Print Name: Stewart Title Company                      Escrow # 2088622 TF  
 Address: 5390 Kietzke Ln., Suite 101  
 City: Reno                                      State: NV                                      Zip: 89511

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED