

DOUGLAS COUNTY, NV

2023-1000214

RPTT:\$2223.00 Rec:\$40.00

\$2,263.00 Pgs=2

09/06/2023 11:02 AM

FIRST CENTENNIAL - RENO (MAIN OFFICE)

SHAWNYNE GARREN, RECORDER

APN: 1318-15-715-015
R.P.T.T.: \$2,223.00
Escrow No.: 23036561-DR
When Recorded Return To:
Gabrielle Demers
PO Box 4091
Stateline, NV 89449

Mail Tax Statements to:
Gabrielle Demers
PO Box 4091
Stateline, NV 89449

SPACE ABOVE FOR RECORDER'S USE

GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Craig A. Allen, a single man

do(es) hereby Grant, Bargain, Sell and Convey to

Gabrielle Demers, a single woman and Jennifer Demers, a married woman, as her sole and separate property, as joint tenants

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

Lot 3-3, of Roundridge Townhouses, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, recorded on August 14th, 1967, as Document No. 37524.

Assessors Parcel No.: 1318-15-715-015

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

Dated this 31 day of AUGUST, 2023.

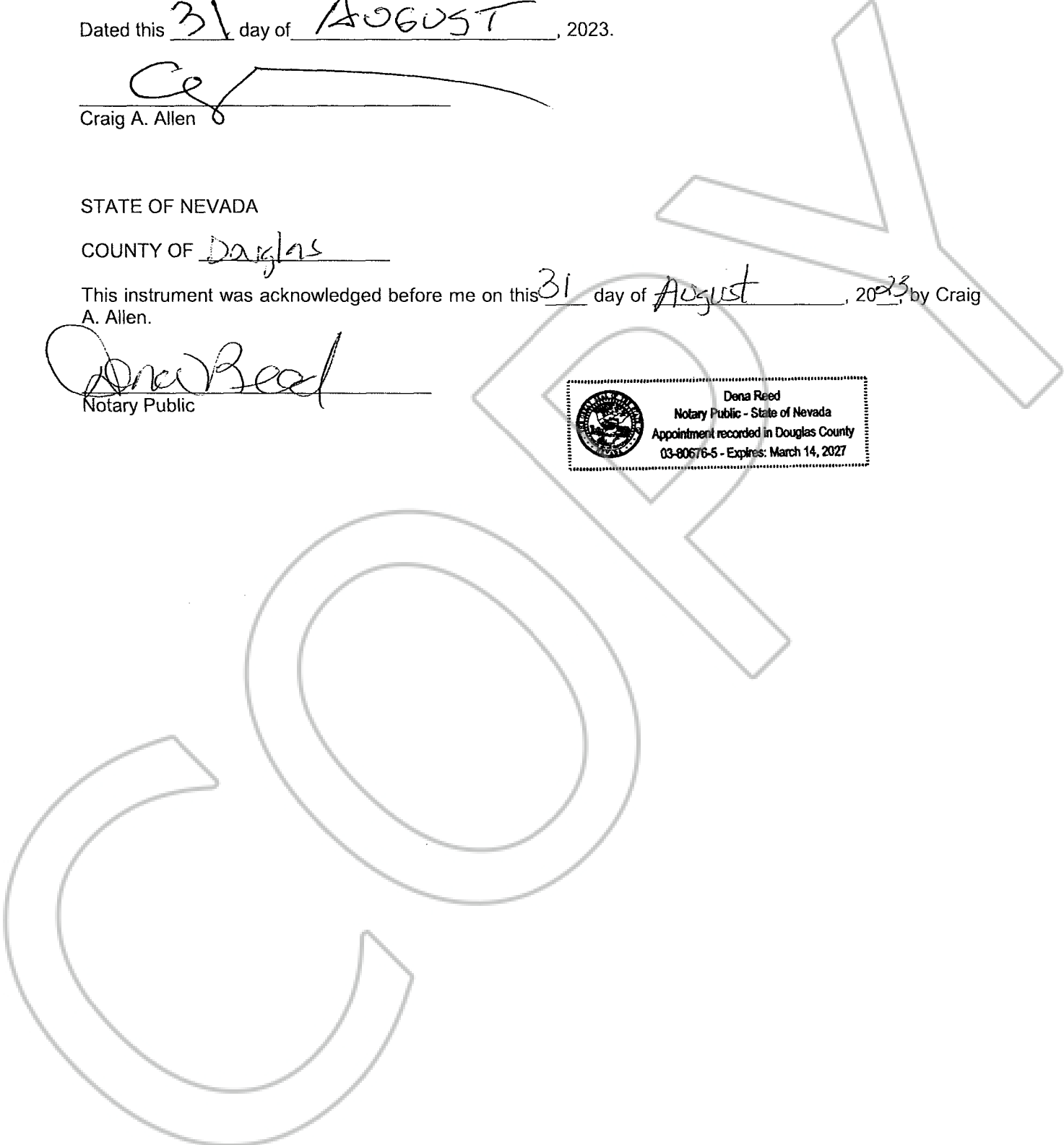
Craig A. Allen
Craig A. Allen

STATE OF NEVADA

COUNTY OF Douglas

This instrument was acknowledged before me on this 31 day of August, 2023, by Craig A. Allen.

Dena Reed
Notary Public



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1318-15-715-015
 b) _____
 c) _____
 d) _____

2. Type of Property:
- a) Vacant Land b) Sgl. Fam. Residence
 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	
Document/Instrument No.:	_____
Book _____	Page _____
Date of Recording:	_____
Notes:	_____

3. a. Total Value/Sale Price of Property: \$570,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)
 c. Transfer Tax Value: \$570,000.00
 d. Real Property Transfer Tax Due: \$2,223.00

4. **IF EXEMPTION CLAIMED:**
 a. Transfer Tax Exemption, per NRS 375.090, Section: _____
 b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage Being Transferred: 100.00%

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 the 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: _____ Grantor
 Signature: _____ Capacity: _____ Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Craig A. Allen
 Address: PO Box 327
 City: Zephyr Cove
 State: NV Zip: 89448

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Gabrielle Demers and Jennifer Demers
 Address: PO Box 4091
 City: Stateline
 State: Nevada Zip: 89449

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

Print Name: First Centennial Title Company of Nevada Esc. #: 23036561-DR
 Address: 896 W Nye Ln, Ste 104
 City: Carson City State: NV Zip: 89703