

DOUGLAS COUNTY, NV **2023-1000454**
RPTT:\$2433.60 Rec:\$40.00
\$2,473.60 Pgs=2 **09/13/2023 01:45 PM**
STEWART TITLE COMPANY - NV
SHAWNYNE GARREN, RECORDER

A.P.N. No.:	1320-32-710-006
R.P.T.T.	\$2,433.60
File No.:	2087588 MMB
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
Joseph McCann and Valerie Cummings	
1521 Hussman Ave	
Gardnerville NV 89410	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Stephen Pieters, an unmarried man and and Katelyn Pieters, an unmarried woman, as joint tenants with right of survivorship, , who acquired title as, Stephen Pieters and Katelyn Pieters, husband and wife as joint tenants with right of survivorship,** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Joseph McCann, an unmarried man and and Valerie Cummings, an unmarried woman, as joint tenants with right of survivorship,** 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:

Lot 6, Block A as set forth on the Map of SIERRA MEADOWS SUBDIVISION PHASE II, filed for record November 21, 1977, as Document No. 15229, Official Records of Douglas County, State of Nevada.

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 21, 2023

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

Stephen Pieters
Stephen Pieters

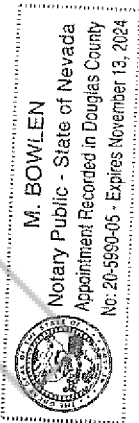
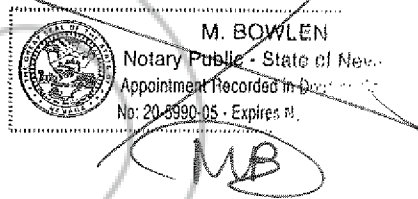
Katelyn Pieters
Katelyn Pieters

State of Nevada)
County of Douglas) ss

This instrument was acknowledged before me on the 30th day of August, 2023
By: Stephen Pieters.

Signature: M. Bowlen
Notary Public

My Commission Expires: 11/13/24

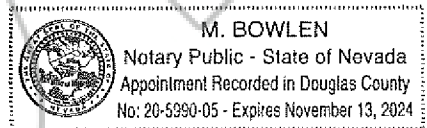


State of Nevada)
County of Douglas) ss

This instrument was acknowledged before me on the 21st day of August, 2023
By: Katelyn Pieters.

Signature: M. Bowlen
Notary Public

My Commission Expires: 11/13/24



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1320-32-710-006
 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
 Other _____

FOR RECORDERS OPTIONAL USE ONLY
 Book _____ Page: _____
 Date of Recording: _____
 Notes: _____

3. a. Total Value/Sales Price of Property \$ 624,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 c. Transfer Tax Value: \$ 624,000.00
 d. Real Property Transfer Tax Due \$ 2,433.60

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 *M. Bowen* Capacity ESCROW OFFICER
 Signature _____ Capacity _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**
 Print Name: Stephen Pieters and Katelyn Pieters
 Address: 1559 Deseret Drive
 City: Minden
 State: NV Zip: 89423

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**
 Print Name: Joseph McCann and Valerie Cummings
 Address: 1521 Hussman Ave
 City: Gardnerville
 State: NV Zip: 89410

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Stewart Title Company Escrow # 2087588 MMB
 Address: 1362 Hwy 395, Suite 109
 City: Gardnerville State: NV Zip: 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED