

DOUGLAS COUNTY, NV **2023-1000471**
RPTT:\$2024.10 Rec:\$40.00
\$2,064.10 Pgs=3 **09/14/2023 11:33 AM**
TICOR TITLE - RENO 500 W PLUMB LN STE B NV
SHAWNYNE GARREN, RECORDER

WHEN RECORDED MAIL TO:
Maree Elana Arenas
HC 83 Box 2025
Bridgeport, CA 93517

MAIL TAX STATEMENTS TO:
SAME AS ABOVE

Escrow No. 2302645-AJF

The undersigned hereby affirms that this document submitted for recording does not contain the social security number of any person or persons.
(Pursuant to NRS 239b.030)

APN No.: 1320-33-221-003
R.P.T.T. \$2,024.10

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

Frances Campbell, a single woman and Kathleen Intihar, an unmarried woman as joint tenants with right of survivorship

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

Maree Elana Arenas, a single woman and Charisse Arenas, a single woman, as joint tenants with right of survivorship

**all that real property situated in the County of Douglas, State of Nevada, described as follows:
SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF**

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

Signature and notary acknowledgement on page two.

Frances Campbell
Frances Campbell

Kathleen Intihar
Kathleen Intihar

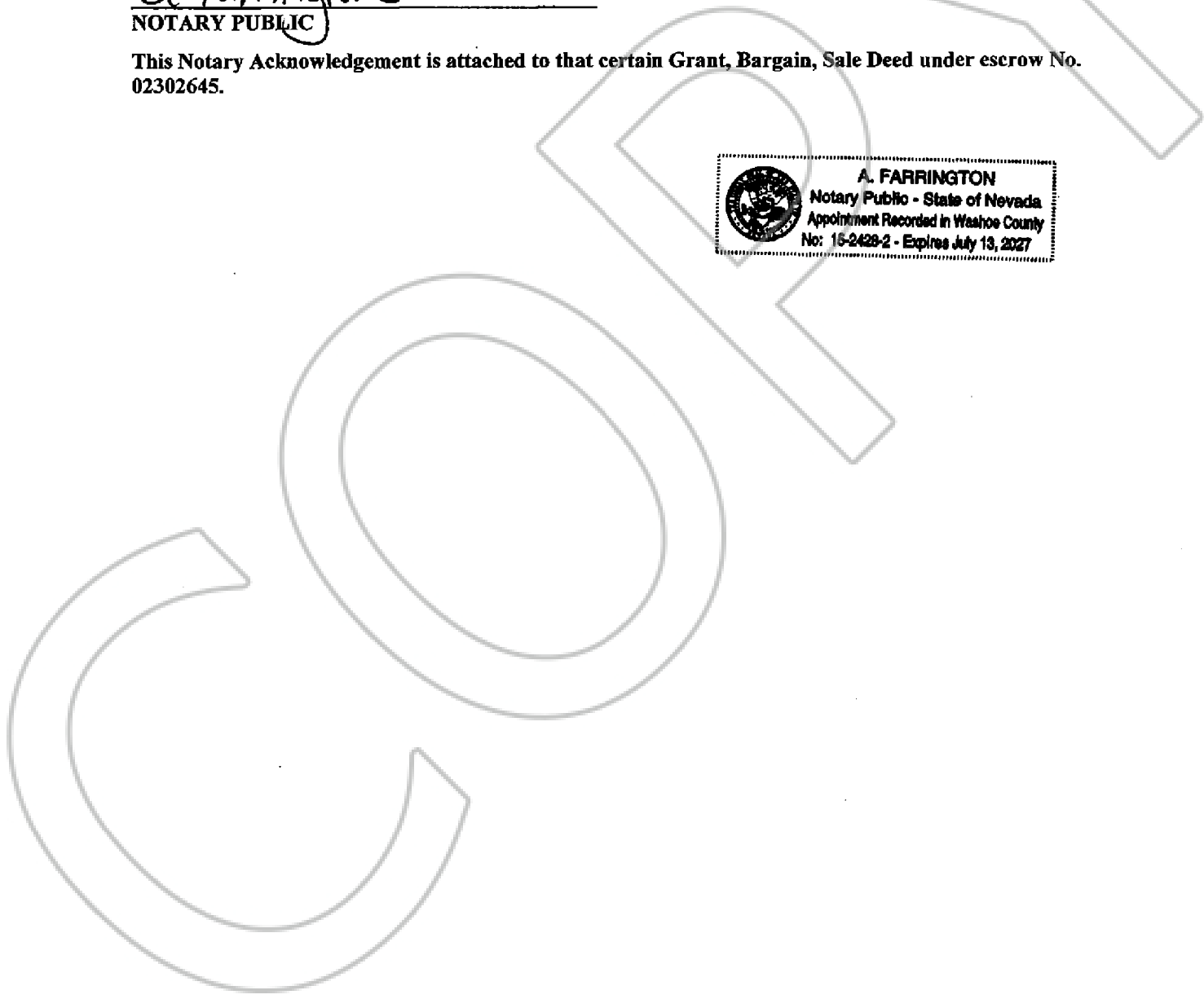
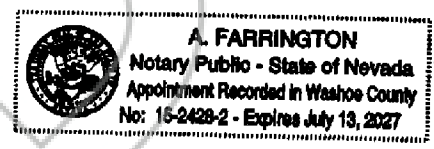
STATE OF NEVADA
COUNTY OF DOUGLAS Washoe

} ss: September 11, 2023

This instrument was acknowledged before me on,
by Frances Campbell and Kathleen Intihar

A. Farrington
NOTARY PUBLIC

This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow No. 02302645.



Escrow No. 2302645-AJF

**EXHIBIT A
LEGAL DESCRIPTION**

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

PARCEL 1:

Unit No. 3, of Building 7, of the Final Subdivision Map LDA 15-020 ESPLANADE AT THE RANCH, recorded in the Official Records of Douglas County, Nevada on November 7, 2017, as Document No. 2017-906665 and Certificate of Amendment recorded November 9, 2017, as Document No. 2017-906767.

PARCEL 2:

An undivided 1/41st interest as a tenant in common in the Common Elements. An exclusive right to use that portion of the Common Elements designated as Limited Common Elements on the Final Map, as granted in the Declaration of Covenants, Conditions, and Restrictions for Esplanade At The Ranch Community Association recorded September 8, 2017, as Document No. 2017-903815, Official Records, Douglas County, Nevada and the First Amended and Restated Declaration of Covenants, Conditions and Restrictions for Esplanade At The Ranch Community Association recorded March 2, 2018, as Document No. 2018-911107 and the Second Amended and Restated Declaration of Covenants, Conditions and Restrictions for Esplanade At The Ranch Community Association recorded April 30, 2018, as Document No. 2018-913638 and the Third Amended and Restated Declaration of Covenants, Conditions and Restrictions for Esplanade At The Ranch Community Association recorded October 12, 2018, as Document No. 2018-920907, Official Records, Douglas County, Nevada.

APN: 1320-33-221-003

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a. 1320-33-221-003
 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
 i. Other _____

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

3. a. Total Value/Sales Price of Property: \$ 519,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) \$ _____
 c. Transfer Tax Value \$ 519,000.00
 d. Real Property Transfer Tax Due: \$ 2,024.10

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 Amanda E. Potts Capacity Grantor - Escrow
 Signature Amanda E. Potts Capacity Grantee - Escrow

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**
 Print Name: Frances Campbell and Kathleen Intihar
 Address: 113 Arnold Palmer Pkwy
 City: Sequim
 State: WA Zip: 98382

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**
 Print Name: Maree Elana Arenas and Charisse Arenas
 Address: HC 83 Box 2025
 City: Bridgeport
 State: CA Zip: 93517

COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)
 Print Name: Ticor Title of Nevada, Inc. Escrow No.: 02302645-040-AJF
 Address: 500 W Plumb Lane, Suite B
 City, State, Zip: Reno, NV 89509

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED