

DOUGLAS COUNTY, NV

2023-1000773

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=3

09/25/2023 03:10 PM

TICOR TITLE - GARDNERVILLE

SHAWNYNE GARREN, RECORDER

E04

WHEN RECORDED MAIL TO:

Kearstin Huddleson
2712 Kaleb Court
Minden, NV 89423

MAIL TAX STATEMENTS TO:

Same as above

Escrow No. 2302511-RLT

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.: 1420-34-610-010

R.P.T.T. \$ 0.00

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Nick Huddleson an unmarried man and Kearstin Huddleson, un
unmarried woman, who acquired title as Nick Huddleson and Kearstin Huddleson, husband and wife 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 Kearstin Huddleson, an unmarried woman

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.

Nick Huddleson

Kearstin Huddleson

STATE OF NEVADA
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on, September 20, 2023
by Nick Huddleson and Kearstin Huddleson only

NOTARY PUBLIC

This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow
No. 02302511.



State of Nevada
County of Douglas

} ss:

This instrument was acknowledged before me on, September 22, 2023
by Nick Huddleson

Notary Public



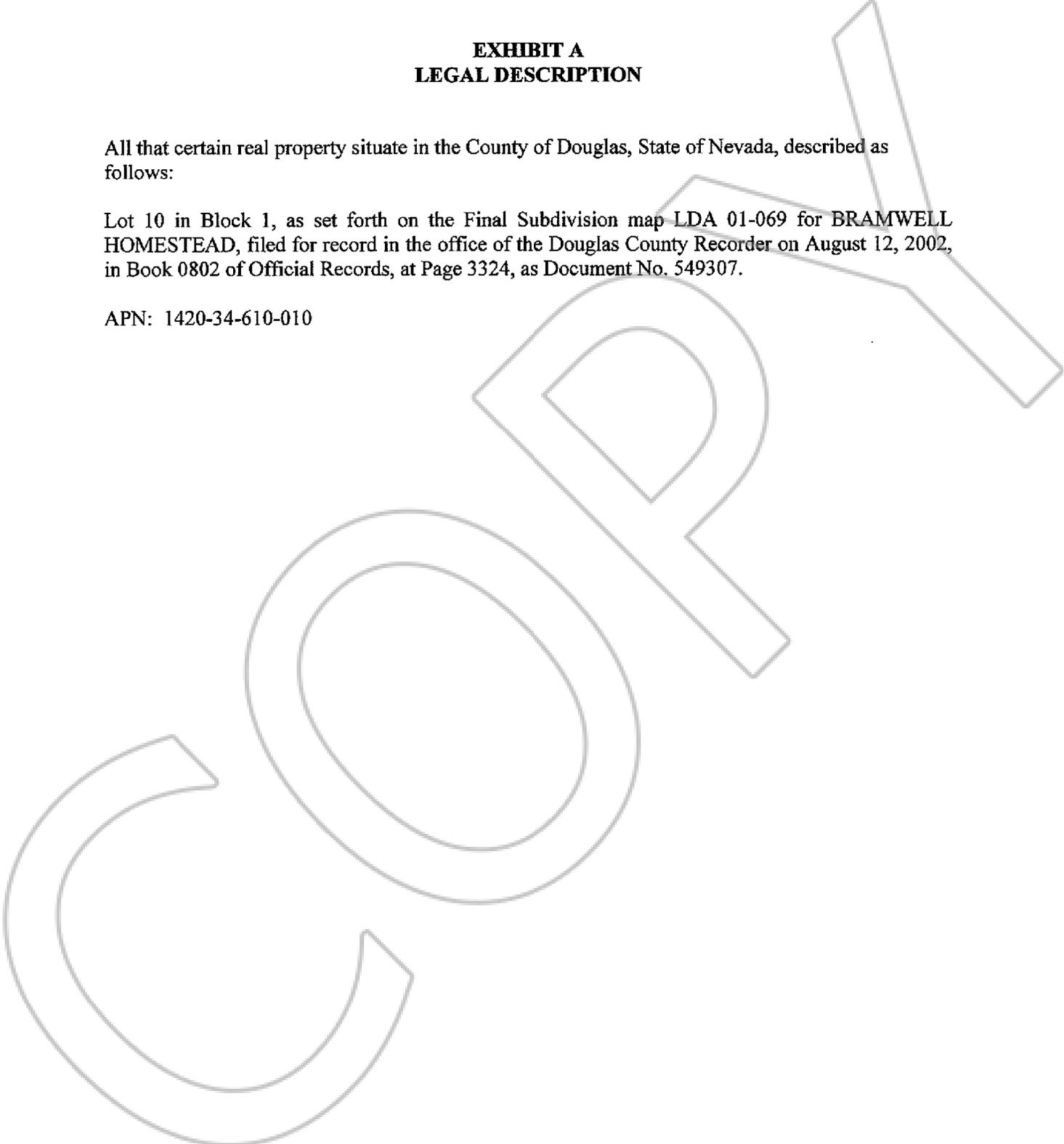
Escrow No. 2302511-RLT

**EXHIBIT A
LEGAL DESCRIPTION**

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

Lot 10 in Block 1, as set forth on the Final Subdivision map LDA 01-069 for BRAMWELL HOMESTEAD, filed for record in the office of the Douglas County Recorder on August 12, 2002, in Book 0802 of Official Records, at Page 3324, as Document No. 549307.

APN: 1420-34-610-010



STATE OF NEVADA-DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

- a) 1420-34-610-010
- 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'l/Ind'l
- g) Agricultural
- h) Mobile Home
- i) Other _____

FOR RECORDERS 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) _____ \$0
)
 Transfer Tax Value _____ \$
 Real Property Transfer Tax Due: _____ \$0
 \$ **0.00**

4. If Exemption Claimed

- a. Transfer Tax Exemption, per NRS 375.090, Section #4
- b. Explain Reason for Exemption: conveying to remaining joint tenant, without consideration. Document No. 2017-899184

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 [Handwritten Signature] Capacity Agent
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: Nick Huddleson
 Address: 2712 Kaleb Ct
Minden, NV 89423
 City, State, Zip

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Kearstin Huddleson
 Address: 2712 Kaleb Court
Minden, NV 89423
 City, State Zip

COMPANY/PERSON REQUESTING RECORDING (Required if not the Seller or Buyer)

Print Name: Ticor Title of Nevada, Inc. Escrow #: 2302511-RLT
 Address: 1483 US Highway 395 N, Suite B
 City, State, Zip: Gardnerville, NV 89410