

DOUGLAS COUNTY, NV
RPTT:\$5479.50 Rec:\$40.00
\$5,519.50 Pgs=2

2023-1000828

09/26/2023 01:17 PM

FIRST CENTENNIAL - RENO (MAIN OFFICE)

SHAWNYNE GARREN, RECORDER

APN: 1219-03-002-041
R.P.T.T.: \$5,479.50
Escrow No.: 23037045-DR
When Recorded Return To:
Julie C Mitchell and Mark J. Mitchell
P.O. Box 654
Zephyr Cove, NV 89448

Mail Tax Statements to:
Julie C Mitchell and Mark J. Mitchell
P.O. Box 654
Zephyr Cove, NV 89448

SPACE ABOVE FOR RECORDER'S USE

GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Colin Brian Dye and Gina Lynn Dye, husband and wife as joint tenants with right of survivorship

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

Julie C Mitchell and Mark J. Mitchell, wife and husband, as joint tenants with right of survivorship

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

A parcel of land located in the SW ¼ SW ¼ of Section 3, Township 12 North, Range 19 East, M.D.B. & M., Douglas County, Nevada, more particularly described as follows:

Commencing at the Southwest corner of said Section 3, proceed N 0°12'19" W, 30.00 feet, along the section line, to the True Point of Beginning, which is the southwest corner of the parcel; proceed thence N 0°12'19" W, 280.00 feet, along the section line, to the northwest corner of the parcel; thence N 89°57' E, 175.00 feet, to the northeast corner of the parcel; thence S 7°19'40" E, 282.27 feet, to the southeast corner of the parcel; thence S 89°57' W, 210.00 feet, along the northerly right-of-way line of Autumn Hills Drive, to the True Point of Beginning.

Further described as Parcel No. 1 of Parcel Map recorded December 5, 1974, in Book 1274, Page 242, as Document No. 76833, Official Records, Douglas County, Nevada.

NOTE: Said legal description was previously contained in Grant, Bargain and Sale Deed recorded October 29, 1996, in Book 1096, Page 5230, as Document No. 399897, Official Records, Douglas County, Nevada.

APN: 1219-03-002-041

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

Dated this 25 day of September, 2023.

Colin Brian Dye

Colin Brian Dye

Gina Lynn Dye

Gina Lynn Dye

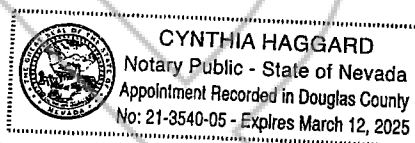
STATE OF NEVADA

COUNTY OF Douglas

This instrument was acknowledged before me on this 25 day of September, 2023 by Colin Brian Dye and Gina Lynn Dye.

Cynthia Haggard

Notary Public



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1219-03-002-041
 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: \$1,405,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)
 c. Transfer Tax Value: \$1,405,000.00
 d. Real Property Transfer Tax Due: \$5,479.50

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: [Signature] Capacity: Grantor
 Signature: _____ Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Colin Brian Dye and Gina Lynn Dye
 Address: 210 Autumn Hills Road
 City: Gardnerville
 State: NV Zip: 89460

Print Name: Julie C Mitchell and Mark J. Mitchell
 Address: P.O. Box 654
 City: Zephyr Cove
 State: Nevada Zip: 89448

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

Print Name: First Centennial Title Company of Nevada Esc. #: 23037045-DR
 Address: 896 W Nye Ln, Ste 104
 City: Carson City State: NV Zip: 89703

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED