

DOUGLAS COUNTY, NV  
RPTT:\$1677.00 Rec:\$40.00  
\$1,717.00 Pgs=2  
TICOR TITLE - GARDNERVILLE  
SHAWNYNE GARREN, RECORDER

**2023-1000890**

**09/27/2023 01:47 PM**

WHEN RECORDED MAIL TO:  
Colin Dye  
Gina Dye  
1409 Kim Place  
Minden, NV 89423

MAIL TAX STATEMENTS TO:  
SAME AS ABOVE

Escrow No. 2302973-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.: 1420-27-401-003  
R.P.T.T. \$1,677.00

SPACE ABOVE FOR RECORDER'S USE ONLY

### GRANT, BARGAIN, SALE DEED

**THIS INDENTURE WITNESSETH:** That Jeane U. Payne, surviving joint tenant

**FOR A VALUABLE CONSIDERATION**, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Colin Dye and Gina Dye, Husband and wife, as joint tenants with right of survivorship

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

**Parcel 1:**

The North 330 feet of the East 132 feet of the West 396 feet of the Southwest 1/4 of the Southwest 1/4 of the Southwest 1/4 of Section 27, Township 14 North, Range 20 East, M.D.B.&M.

**PARCEL 2:**

An easement for roadway over the North 25 feet of the North 330 feet, of the West 264 feet of the Southwest 1/4 of the Southwest 1/4 of the Southwest 1/4 of Section 27, Township 14 North, Range 20 East, M.D.B.&M.

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

Signature and notary acknowledgement on page two.

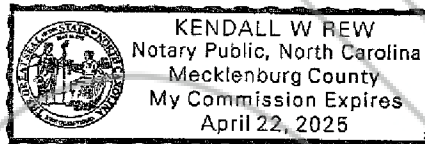
JEANE U. PAYNE ~~BY~~ Ronald James Orozco ~~HER~~ ATTORNEY IN FACT.  
Jeane U. Payne, By Ronald James Orozco as her attorney in fact

STATE OF ~~NEVADA~~ <sup>NC</sup> ) ss: <sup>272</sup>  
COUNTY OF ~~DOUGLAS~~ <sup>Mecklenburg</sup>

This instrument was acknowledged before me on, September 28<sup>th</sup> 2023  
by Jeane U. Payne by Ronald James Orozco, Her Attorney - In - Fact

[Signature]  
NOTARY PUBLIC

This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow  
No. 02302973.



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a. 1420-27-401-003  
 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: \$ 430,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_  
 c. Transfer Tax Value \$ 430,000.00  
 d. Real Property Transfer Tax Due: \$ 1,677.00

4. **If Exemption Claimed**  
 a. Transfer Tax Exemption, per NRS 375.090, Section \_\_\_\_\_  
 b. Explain Reason for Exemption: \_\_\_\_\_

5. Partial Interest: Percentage being transferred: \_\_\_\_\_ %

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: Jeane U. Payne  
 Address: 6421 Shaftesbury Ln  
 City: Charlotte  
 State: NC Zip: 28270

**BUYER (GRANTEE) INFORMATION  
(REQUIRED)**

Print Name: Colin Dye and Gina Dye  
 Address: 1409 Kim Place  
 City: Minden  
 State: NV Zip: 89423

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

Print Name: Ticor Title of Nevada, Inc. Escrow No.: 02302973-020-RLT  
 Address: 1483 US Highway 395 N, Suite B  
 City, State, Zip: Gardnerville, NV 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED