

DOUGLAS COUNTY, NV **2023-1001278**
RPTT:\$179.40 Rec:\$40.00
\$219.40 Pgs=7 10/09/2023 01:40 PM
STEWART TITLE COMPANY - NV
SHAWNYNE GARREN, RECORDER

A.P.N. No.:	1220-04-111-003
R.P.T.T.	\$ 179.40
File No.:	2036872 <i>mmb</i>
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
Christopher Wilson	
1206 Kingslane Court	
Gardnerville, NV 89410	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Christopher Micheals, a married man as his sole and separate property and Melissa Anglim, a married woman as her sole and separate property and Joshua Micheals, an unmarried man and Jenny Micheals, an unmarried woman as tenants in common** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Christopher Wilson, a single man**, 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 3 as shown on the Official Map of KINGSLANE UNIT NO. 1, filed in the office of the County Recorder of Douglas County, Nevada, on December 26, 1968, in Book 64, Page 82 as Document No. 43243.

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: July 11, 2023

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

[Handwritten signature]

Christopher Micheals

Melissa Anglim

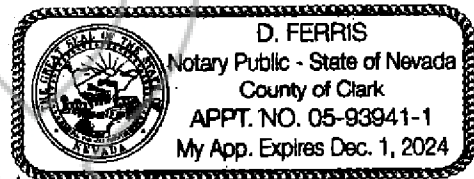
Joshua Micheals

Jenny Micheals

State of Nevada)
) ss
County of Clark)

This instrument was acknowledged before me on the 11 day of July, 2023
By: Christopher Micheals

Signature: *[Handwritten Signature]*
Notary Public



My Commission Expires: 12/01/2024
Attached: Grant, Bargain, Sale Deed

State of _____)
) ss
County of _____)

This instrument was acknowledged before me on the _____ day of _____, 2023
By: Melissa Anglim

Signature: _____
Notary Public

My Commission Expires: _____

~~Christopher Micheals~~

Melissa Anglim
Melissa Anglim

~~Jerry Micheals~~

~~Jerry Micheals~~

State of _____)
County of _____) ss

This instrument was acknowledged before me on the _____ day of _____, 2023
By: Christopher Micheals

Signature: _____
Notary Public

My Commission Expires: _____

State of Oregon)
County of Clatsop) ss

This instrument was acknowledged before me on the 11 day of July, 2023
By: Melissa Anglim

Signature: *Amy M. Patterson*
Notary Public

My Commission Expires: 07/02/2027



Christopher Micheals

Melissa Anglim

Joshua Micheals

Jenny Micheals

State of _____)
County of _____) ss

This instrument was acknowledged before me on the _____ day of _____, 2023
By: Christopher Micheals

Signature: _____
Notary Public

My Commission Expires: _____

State of _____)
County of _____) ss

This instrument was acknowledged before me on the _____ day of _____, 2023
By: Melissa Anglim

Signature: _____
Notary Public

My Commission Expires: _____

Christopher Micheals

Melissa Anglim

Joshua Micheals

Jenny Micheals

Jenny Micheals

State of _____)
County of _____) ss

This instrument was acknowledged before me on the _____ day of _____, 2023
By: Christopher Micheals

Signature: _____
Notary Public

My Commission Expires: _____

State of _____)
County of _____) ss

This instrument was acknowledged before me on the _____ day of _____, 2023
By: Melissa Anglim

Signature: _____
Notary Public

My Commission Expires: _____

State of California)
) ss
County of San Joaquin)

This instrument was acknowledged before me on the 13 day of July, 2023
By: Joshua Micheals

Signature: America Andrade
Notary Public

My Commission Expires: August 1, 2026



State of _____)
) ss
County of _____)

This instrument was acknowledged before me on the _____ day of _____, 2023
By: Jenny Micheals

Signature: _____
Notary Public

My Commission Expires: _____

State of _____)
County of _____) ss

This instrument was acknowledged before me on the _____ day of _____, 2023
By: Joshua Micheals

Signature: _____
Notary Public

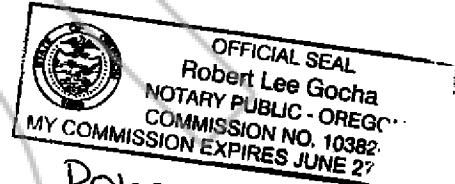
My Commission Expires: _____

State of Oregon)
County of Clatsop) ss

This instrument was acknowledged before me on the 28th day of September, 2023
By: Jenny Micheals

Signature: Robert Gocha
Notary Public

My Commission Expires: 6-27-27



Robert Lee Gocha
Notary Public - Oregon
Commission no. 1038247
My commission expires
June 27, 2027

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
a) 1220-04-111-003
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
 Other _____

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

3. a. Total Value/Sales Price of Property \$ 46,000.00
b. Deed in Lieu of Foreclosure Only (value of property) (_____)
c. Transfer Tax Value: \$ 46,000.00
d. Real Property Transfer Tax Due \$ 179.40

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 %
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 *MBowlen* Capacity _____ Escrow Officer _____
Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
Print Name: Christopher Micheals, Melissa Anglim,
Joshua Micheals, and Jenny Micheals
Address: 8 Chalk Hill Ct
City: Las Vegas
State: NV Zip: 89141

BUYER (GRANTEE) INFORMATION
(REQUIRED)
Print Name: Christopher Wilson
Address: 1206 Kingslane Court
City: Gardnerville
State: NV Zip: 89410

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
Print Name: Stewart Title Company Escrow # 2036872 MMB
Address: 1362 Hwy 395, Suite 109
City: Gardnerville State: NV Zip: 89410