

DOUGLAS COUNTY, NV **2023-1001699**
RPTT:\$1751.10 Rec:\$40.00
\$1,791.10 Pgs=4 **10/24/2023 11:00 AM**
LANDMARK TITLE ASSURANCE AGENCY OF
SHAWNYNE GARREN, RECORDER

A.P.N.: 1320-29-214-026
R.P.T.T.: \$1,751.10
Escrow: 23-315-DP

**WHEN RECORDED MAIL TO and
MAIL TAX STATEMENTS TO:**
Duane Wilson
Rita Wilson
1729 Lavender Court
Minden, NV 89423

GRANT, BARGAIN, SALE DEED

THE INDENTURE WITNESSETH: That

GMPH, LLC, a Nevada Limited Liability Company

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do(es) hereby
Grant, Bargain, Sell and Convey to

Duane Wilson and Rita Wilson, husband and wife , as joint tenants
with right of survivorship

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

**SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS
EXHIBIT "A"**

COMMONLY KNOWN ADDRESS:
1729 Lavender Court
Minden, NV 89423

- SUBJECT TO: 1. Taxes for the current fiscal year, not delinquent, including personal
property taxes of any former owner, if any:
2. Covenants, Conditions, Reservations, Rights, Rights of Way and
Easements now of record.

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

Signature and notary page attached to that Grant Bargain Sale Deed – Escrow 23-3159-DP

GMPH, LLC, a Nevada limited liability company

By: [Signature]
Dennis McDuffee, Managing Member

By: [Signature]
Mike Gilbert, Managing Member

By: [Signature]
John Hamer, Managing Member

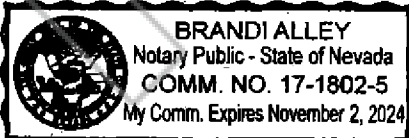
By: [Signature]
Bruce Park, Managing Member

STATE OF NEVADA
COUNTY OF Douglas

This instrument was acknowledged before me on this 3rd day of October, 2023,

by Dennis McDuffee
[Signature]
Signature of notarial officer

My Commission Expires: 11/2/24

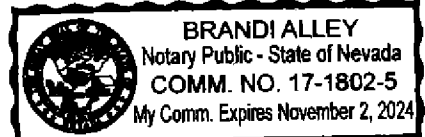


STATE OF NEVADA
COUNTY OF Douglas

This instrument was acknowledged before me on this 6th day of October, 2023,

by Mike Gilbert
[Signature]
Signature of notarial officer

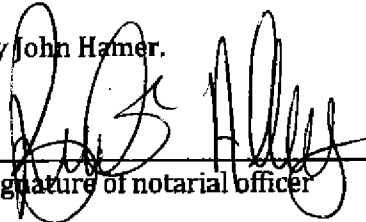
My Commission Expires: 11/2/24



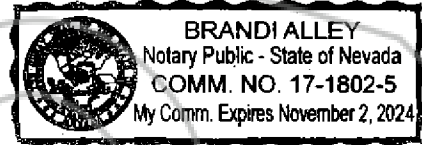
Notary page continued to that certain Grant Bargain Sale Deed – Escrow 23-3159-DP

STATE OF NEVADA
COUNTY OF Douglas

This instrument was acknowledged before me on this 3rd day of October, 2023,

by John Hamer.


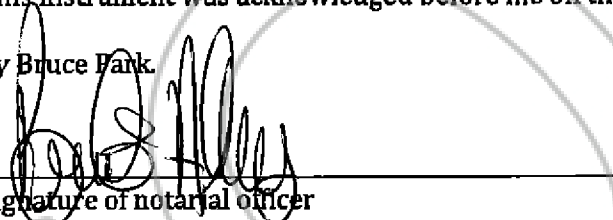
Signature of notarial officer



My Commission Expires: 11/2/24

STATE OF NEVADA
COUNTY OF Douglas

This instrument was acknowledged before me on this 6th day of October, 2023,

by Bruce Park.


Signature of notarial officer



My Commission Expires: 11/2/24

EXHIBIT A

PARCEL 1:

Lot 9 as shown on the Official Plat of WINHAVEN, UNIT NO. 2, PHASE B, filed for record in the office of the County Recorder, recorded September 14, 1990 in Book 990 of Official Records at Page 1935, Douglas County, Nevada, as Document No. 234655.

PARCEL 2:

A non-exclusive easement for use, enjoyment, ingress and egress over the common area as set forth in Declaration of Covenants, Conditions and Restrictions recorded September 28, 1990 in Book 990, Page 4348, as Document No. 235644, Official Records

APN: 1320-29-214-026

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1320-29-214-026
 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: \$449,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) \$
 c. Transfer Tax Value: \$449,000.00
 d. Real Property Transfer Tax Due: \$1,751.10

4. **IF EXEMPTION CLAIMED:**
 a. Transfer Tax Exemption, per NRS 375.090, Section: _____
 b. Explain Reason for Exemption: _____
 5. Partial Interest: Percentage Being Transferred: 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: GMPH, LLC, a Nevada limited liability company
 Address: 1729 Lavender Court
 City: Minden
 State: NV Zip: 89423

Print Name: Duane Wilson and Rita Wilson
 Address: 1729 Lavender Court
 City: Minden
 State: NV Zip: 89423

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

Print Name: Landmark Title Assurance Agency of Nevada Esc. #: 23-3159-DP
 Address: 1755 East Plumb Lane, 280
 City: Reno State: NV Zip: 89502

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

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

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 Address: 1755 East Plumb Lane, 260
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AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED