DOUGLAS COUNTY, NV

RPTT:\$1751.10 Rec:\$40.00

10/24/2023 11:00 AM

2023-1001699

\$1,791.10 Pgs=4 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 Dennis McDuffee, Managing Member Mike Gilbert, Managing Member AMEZ John Hamer, Managing Member Bruce Park, Managing Member STATE OF NEVADA COUNTY OF 1 This instrument was acknowledged before me on this 3° day of October, 2023, by Dennis McDuffe **BRANDI ALLEY** Notary Public - State of Nevada COMM. NO. 17-1802-5 raturre of notarial officer My Comm. Expires November 2, 2024 My Commission Expires: STATE OF NEVADA COUNTY OF DEUR This instrument was acknowledged before me on this <u>toth</u> day of October, 2023, by Mike Gilbert **BRANDI ALLEY** Notary Public - State of Nevada COMM. NO. 17-1802-5 My Comm. Expires November 2, 2024

My Commission Expires: 1

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

COUNTY OF DECOMES
This instrument was acknowledged before me on this $\frac{3^{11}}{2}$ day of October, 2023,
BRANDI ALLEY Notary Public - State of Nevada COMM. NO. 17-1802-5 My Comm. Expires November 2, 2024
My Commission Expires: $11/2/24$
STATE OF NEVADA COUNTY OF DECOLOGICS
This instrument was acknowledged before me on this $(\underline{\psi}^{(1)})$ day of October, 2023,
by Bruce Park.
BRANDI ALLEY Notary Public - State of Nevada COMM. NO. 17-1802-5 Signature of notarial officer BRANDI ALLEY Notary Public - State of Nevada COMM. NO. 17-1802-5 My Comm. Expires November 2, 2024
My Commission Expires: 1/2/24

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 N	EVADA ON OF VALUE FOR	M.				$\langle \ \rangle$
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c)						\ \
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(R	EQUIRED)			(REQUIRED)		
	GMPH, LLC, a Nevada	limited liability				
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	1729 Javender	Court	Address:		er Court	
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COMPANY/PI	ERSON REQUESTING	RECORDING (Required if not	seller or buye	er)	
Print Name:	Landmark Title Assu Nevada	rance Agency of	Esc. #:	23-3159-DP		
Address:	1755 East Plumb La	ne, 260				
City	Reno	State: N	/ Zip:	89502		

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

Escrow No.: 23-3159-DP

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Escrow No.: 23-3159-DP