

DOUGLAS COUNTY, NV **2023-1001753**
RPTT:\$2632.50 Rec:\$40.00
\$2,672.50 Pgs=3 10/25/2023 12:53 PM
STEWART TITLE COMPANY - NV
SHAWNYNE GARREN, RECORDER

A.P.N. No.:	1320-34-002-016
R.P.T.T.	\$2,632.50
File No.:	2063552 KDJ
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
Home Buyers Solution, LLC	
880 Northwood Blvd.	
Incline Village, NV 89451	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Janelle T. Gordon, an unmarried woman and Lindsay Gordon and James Gordon, wife and husband, as joint tenants with right of survivorship**, for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Home Buyers Solution, LLC**, 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, in Block A as shown on the Final Map of SIERRA SUNSET HEIGHTS UNIT ONE, filed for record in the Office of the County Recorder of Douglas County, State of Nevada, on July 19, 1985, in Book 785 at Page 1672, as Document No. 120408, Official Records.

***SUBJECT TO:**

1. Taxes for the fiscal year;
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.

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: 10/15/23

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

Janelle T. Gordon
Janelle T. Gordon

Lindsay Gordon
Lindsay Gordon

James Gordon
James Gordon

State of _____)
County of _____) ss

This instrument was acknowledged before me on the _____ day of _____, 2023
By: Janelle T. Gordon, Lindsay Gordon, and James Gordon

Signature: Dawn Z. Esser
Notary Public

My Commission Expires: 7/6/25

See Attached

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles

On October 15, 2023 before me, Dawn Z. Esser, Notary Public
(insert name and title of the officer)

personally appeared Janelle T. Gordon, Lindsay Gordon And James Gordon who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~ are subscribed to the within instrument and acknowledged to me that he/~~she~~/they executed the same in his/~~her~~/their authorized capacity(ies), and that by his/~~her~~/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

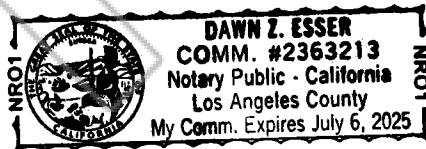
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

[Handwritten Signature]
DAWN Z. ESSER

(Seal)



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1320-34-002-016
 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 \$ 675,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 c. Transfer Tax Value: \$ 675,000.00
 d. Real Property Transfer Tax Due \$ 2,632.50

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%
 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 *ANOMA* Capacity _____ Agent _____

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Print Name: Janelle T. Gordon, Lindsay Gordon, and James Gordon
 Address: 4112 Lorraine Rd.
 City: Rancho Palos Verdes
 State: CA Zip: 90275

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: Home Buyers Solution, LLC
 Address: 880 Northwood Blvd.
 City: Incline Village
 State: NV Zip: 89451

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Stewart Title Company Escrow # 2063552 KDJ
 Address: 2310 S. Carson Street, Suite 5A
 City: Carson City State: NV Zip: 89701

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED