

DOUGLAS COUNTY, NV **2023-1002041**
RPTT:\$1618.50 Rec:\$40.00
\$1,658.50 Pgs=2 11/06/2023 01:18 PM
FIRST AMERICAN TITLE MINDEN
SHAWNYNE GARREN, RECORDER

A.P.N.: 1420-18-214-051
File No: 143-2668790 (et)
R.P.T.T.: \$1,618.50

When Recorded Mail To: Mail Tax Statements To:
Laura Caballero-Eisner and Eric Andrew Wilson
3328 Vista Grande Blvd.
Carson City, NV 89705

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Aaron V. Pearson and Beatrice A. Pearson, husband and wife as joint tenants

do(es) hereby *GRANT, BARGAIN and SELL* to

Laura Caballero-Eisner and Eric Andrew Wilson, wife and husband as joint tenants

the real property situate in the County of Douglas, State of Nevada, described as follows:

LOT 30, BLOCK B, AS SET FORTH ON THE PLAT OF SILVERADO HEIGHTS, FILED FOR RECORD SEPTEMBER 18, 1978, IN BOOK 978, PAGE 1176 AS FILE NO. 25326 AND AMENDED BY THAT CERTIFICATE OF AMENDMENT RECORDED AUGUST 23, 1979, IN BOOK 879 AT PAGE 1725 DOCUMENT NO. 35885, AND RECORDED OCTOBER 12, 1979, IN BOOK 1079 OF OFFICIAL RECORDS AT PAGE 1039, DOUGLAS COUNTY, NEVADA, AS DOCUMENT NO. 37638, OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Subject to

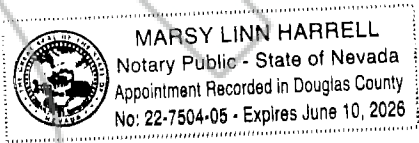
1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

Aaron V. Pearson
Aaron V. Pearson
Beatrice A. Pearson
Beatrice A. Pearson

STATE OF **NEVADA**)
)
) : **ss.**
)
COUNTY OF **DOUGLAS**)

This instrument was acknowledged before me on November 6, 2023 by **Aaron V. Pearson and Beatrice A. Pearson.**

Marsy Linn Harrell
Notary Public
(My commission expires: 6-10-2026)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. 143-2668790.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 1420-18-214-051
 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	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a) Total Value/Sales Price of Property: \$415,000.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$415,000.00
 d) Real Property Transfer Tax Due \$1,618.50

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption, per 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: [Signature]
 Signature: [Signature]

Capacity: Grantor
 Capacity: Grantor

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

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

Print Name: Aaron V. Pearson and Beatrice A. Pearson
 Address: 8709 161st Ave NE #219
 City: Redmond
 State: WA Zip: 98052

Print Name: Laura Caballero-Eisner and Eric Andrew Wilson
 Address: 3328 Vista Grande Blvd.
 City: Carson City
 State: NV Zip: 89705

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

Print Name: Company File Number: 143-2668790 et/ et
 Address: 1663 US Highway 395, Suite 101
 City: Minden State: NV Zip: 89423

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)