

APN: 1420-28-411-003
R.P.T.T.: \$1,560.00
Escrow No.: 23037892-SA
When Recorded Return To:
Nathan Almeida and Jennifer Almeida
P.O. Box 773
Minden, NV 89423

Mail Tax Statements to:
Nathan Almeida and Jennifer Almeida
P.O. Box 773
Minden, NV 89423

DOUGLAS COUNTY, NV **2023-1002079**
RPTT:\$1560.00 Rec:\$40.00
\$1,600.00 Pgs=3 **11/07/2023 09:27 AM**
FIRST CENTENNIAL - RENO (MAIN OFFICE)
SHAWNYNE GARREN, RECORDER

SPACE ABOVE FOR RECORDER'S USE

GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Lynda J. Taylor, an unmarried woman

do(es) hereby Grant, Bargain, Sell and Convey to

Nathan Almeida and Jennifer Almeida, husband and wife, as joint tenants with right of survivorship

all that real property situated in the Town of Minden, County of Douglas, State of Nevada, described as follows:

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

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

Dated this 30 day of October, 2023.

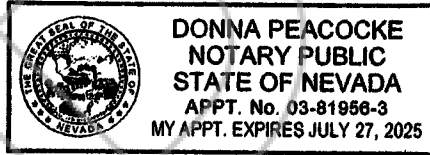
Lynda J. Taylor
Lynda J. Taylor

STATE OF NEVADA

COUNTY OF Carson City

This instrument was acknowledged before me on this 30 day of OCTOBER, 2023, by Lynda J. Taylor. *

Donna Peacocke
Notary Public

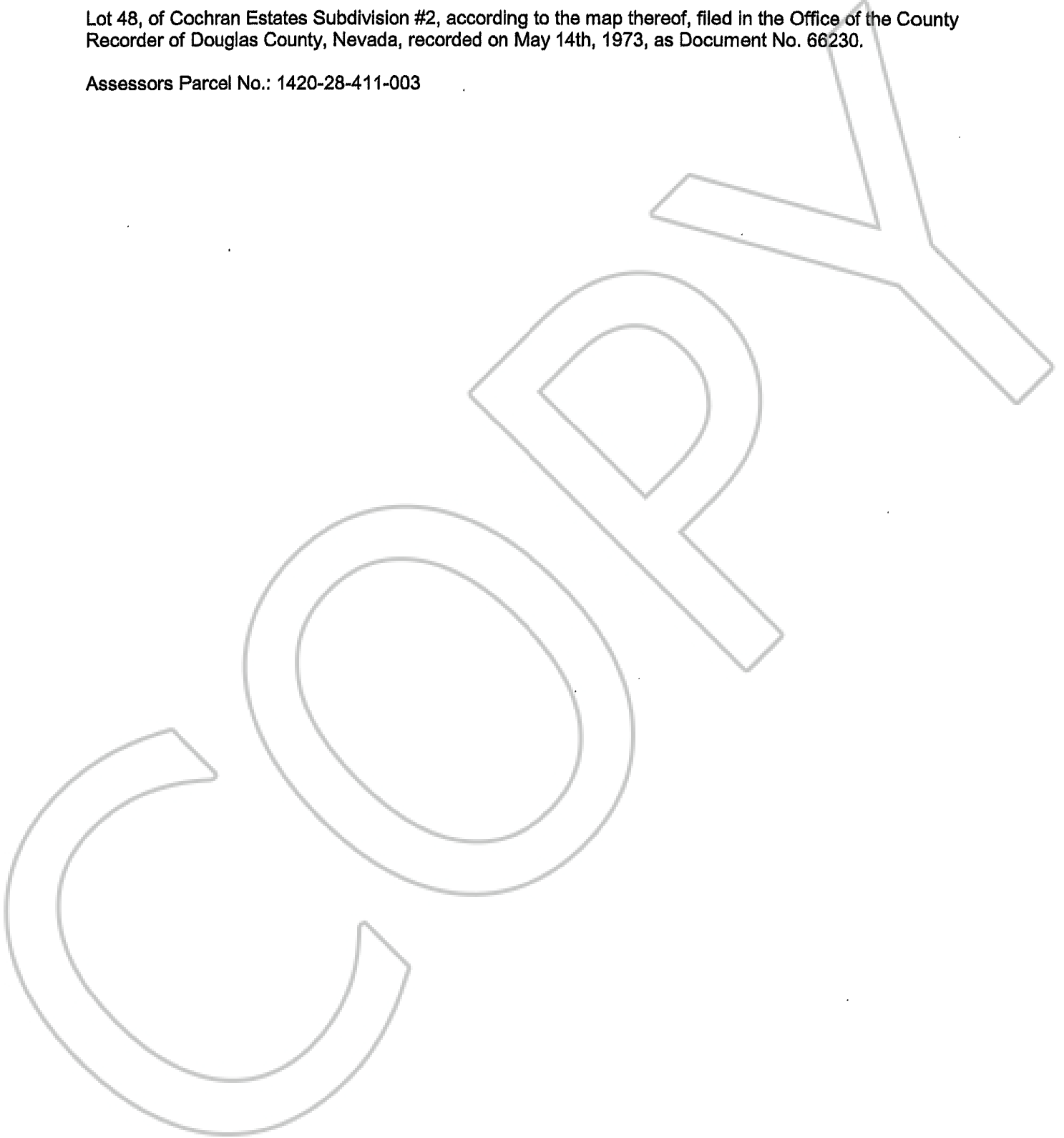


COPIES

EXHIBIT "A"

Lot 48, of Cochran Estates Subdivision #2, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, recorded on May 14th, 1973, as Document No. 66230.

Assessors Parcel No.: 1420-28-411-003



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1420-28-411-003
 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: \$400,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)
 c. Transfer Tax Value: \$400,000.00
 d. Real Property Transfer Tax Due: \$1,560.00

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: *JA* Capacity: Grantor *ESCROW*
 Signature: _____ Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Lynda J. Taylor
 Address: 5856 Magenta Court
 City: Sun Valley
 State: NV Zip: 89433

Print Name: Nathan Almeida and Jennifer Almeida
 Address: P.O. Box 773
 City: Minden
 State: Nevada Zip: 89423

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

Print Name: First Centennial Title Company of Nevada Esc. #: 23037892-SA
 Address: 1352 Hwy 395, Ste 114
 City: Gardnerville State: NV Zip: 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED