DOUGLAS COUNTY, NV

RPTT:\$780.00 Rec:\$40.00

2023-1002320 11/14/2023 12:29 PM

Total:\$820.00

\_\_\_\_\_\_

LYNDA D. KAHABKA



00174859202310023200030030

SHAWNYNE GARREN, RECORDER

APN: 1220-08-812-057

RECORDING REQUESTED BY:

Lynda D. Kahabka 965 Heavenly View Ct. Gardnerville, NV 89460

AFTER RECORDATION, RETURN BY MAIL TO:

Lynda D. Kahabka & Kristofer S. Kahabka 965 Heavenly View Ct. Gardnerville, NV 89460

SPACE ABOVE THIS LINE FOR RECORDER'S USE

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: On this / day of November, 2023, Lazy K, LLC, a Nevada Limited Liability Company, in consideration of \$10.00, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to Lynda D. Kahabka, a widow, and Kristofer S. Kahabka, a married man as his sole and separate property, as joint tenants with right of survivorship, and to the heirs and assigns of such Grantees forever, its interest in all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

See Exhibit "A" attached hereto and made a part hereof.

Subject to Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any. TOGETHER with all and singular the tenements, hereditaments and appurtenances now of record, if any.

IN WITNESS WHEREOF, the said first party has signed and sealed these presents the day and year first above written.

Lynda D. Kahabka, Managing Member

K(istole) S. Kahabka, Managing Member

STATE OF NEVADA

) ss.

**COUNTY OF DOUGLAS** 

This instrument was acknowledged before me on the Hamber, 2023, by Lynda D. Kahabka and Kristofer S. Kahabka.

Notary Public

NOTARY PUBLIC
STATE OF NEVADA
of Douglas County
18-1058-5 ANA BRANTMEYER
My Appointment Expires March 2, 2026

## EXHIBIT "A"

The land referred to herein is situated in the State of Nevada, County of Douglas described as follows:

Loy 81, in Block E, as set forth on Final Subdivision Map, Planned Unit Development, PD 03-011 for ROCKY TERRACE file in the office of the County recorder of Douglas County, State of Nevada on November 30, 2005, in Book 1105, Page 12654, Document No. 661875.

Per NRS 111.312, this legal description was previously recorded at Document No. 0691188, Book 1206, Page 7266, on 12/20/2006.

APN: 1220-08-812-057



STATE OF NEVADA	
DECLARATION OF VALUE	
I. Assessor Parcel Number(s)	$\wedge$
a) 1220-08-812-057	
b)	\ \
c)	\ \
d)	\ \
	\ \
2. Type of Property:	\ \
a) Vacant Land b) Single Fam.	Res.
c) Condo/Twnhse d) 2-4 Plex	
· · · · · · · · · · · · · · · · · · ·	FOR RECORDERS OPTIONAL USE ONLY BOOK PAGE
	DATE OF DECORDING:
g) Agricultural h) Mobile Hom	e NOTES:
i)	
	/ <del>\</del>
3. Total Value/Sales Price of Property:	s_200,000.00
Deed in Lieu of Foreclosure Only (value of proper	
Transfer Tax Value:	\$ 200,000.00
Real Property Transfer Tax Due:	\$ <u>780,00</u>
\	
4. <u>If Exemption Claimed:</u>	
a. Transfer Tax Exemption per NRS 375.09	
b. Explain Reason for Exemption:	
5. Partial Interest: Percentage being transferred:	:%
	er penalty of perjury, pursuant to NRS 375.060 and NRS
	to the best of their information and belief, and can be
	stantiate the information provided herein. Furthermore, the
	emption, or other determination of additional tax due, may
result in a penalty of 10% of the tax due plus inter	rest 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 Lymdo D Krehabka	Capacity Grantee
Signature 1 10 yraco 10 3 Color 1	Capacity
Signature	Capacity Grantee
Signature	Capacity
SELLER (GRANTOR) INFORMATION	BUYER (GRANTEE) INFORMATION
(REQUIRED)	(REQUIRED)
(MEQUINED)	• • •
Print Name: Lazy K, LLC	Print Name: Lynda D. Kahabka & Kristofer S. Kahabka
Address: 965 Heavenly View Ct	Address: 965 Heavenly View Ct
City: Gardnerville	City: Gardnerville
State: NV Zip: 89460	State: NV Zip: 89460
2.p	Συρίου
COMPANY/PERSON REQUESTING RECORDING	<u>.</u>
(required if not the seller or buyer)	-
Print Name:	Escrow #
Address:	<del></del>
City: State:	Zip:
	M MAY BE RECORDED/MICROFILMED)