

DOUGLAS COUNTY, NV **2023-1002551**
RPTT:\$4095.00 Rec:\$40.00
\$4,135.00 Pgs=2 11/21/2023 09:59 AM
STEWART TITLE COMPANY - NV
SHAWNYNE GARREN, RECORDER

A.P.N. No.:	1420-26-401-006
R.P.T.T.	\$4095.00
File No.:	2152229 TF
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
Cartus Financial Corporation, a Delaware corporation	
100 Reserve Road	
Danbury CT 06810	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Jamie L McNinch and William J McNinch, wife and husband**, for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Cartus Financial Corporation, a Delaware corporation**, 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:

Parcel 4C as shown on Parcel Map #3 for RAYMOND M. SMITH AND COLE S. M. SMITH which recorded December 7, 1990 in Book 1290 of Official Records at Page 918, as Document No. 240591.

***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: October 21, 2023

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

Signature 
William J. McNinch III

State of Nevada)
:ss.
County of Douglas)

This instrument was acknowledged before me, Lisa Voceika, notary public
on 10/21/23 by **William J. McNinch III**.
Date



Notary Public
(My commission expires: 5/31/26)



Signature 
Jamie L. McNinch

State of Nevada)
:ss.
County of Douglas)

This instrument was acknowledged before me, Lisa Voceika, notary public
on 10/21/23 by **Jamie L. McNinch**.
Date


Notary Public
(My commission expires: 5/31/26)



This Notary Acknowledgement is attached to that certain Grant, Bargain and Sale Deed Dated
10/6/2023 under Escrow No. _____.

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1420-26-401-006
 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 \$ 1,050,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 c. Transfer Tax Value: \$ 1,050,000.00
 d. Real Property Transfer Tax Due \$ 4095.00

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section _____
 b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____ %
 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 _____ Capacity _____ Title Agent _____
 Signature _____ Capacity _____ Grantee _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**
 Print Name: Jamie L McNinch and William J
McNinch III
 Address: 2817 East Valley Road
 City: Minden
 State: NV Zip: 89423

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**
 Print Name: Cartus Financial Corporation, a Delaware Corporation
 Address: 100 Reserve Road
 City: Danbury
 State: CT Zip: 06810

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Stewart Title Company Escrow # 2152229 TF
 Address: 5390 Kietzke Ln., Suite 101
 City: Reno State: NV Zip: 89511

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED