

A.P.N. No.:	1320-29-111-031
R.P.T.T.	\$0.00
<b>Recording Requested By:</b>	
Julie Ann Nicholson	
<b>Mail Tax Statements To:</b>	<i>Same as below</i>
<b>When Recorded Mail To:</b>	
Julie Ann Nicholson and Thomas Donald Nicholson	
2627 Clapham Lane	
Minden, NV 89423	



### GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That:

**Julie Ann Nicholson, a single woman, and Thomas Donald Nicholson, a married man as his sole and separate property, and Bonnie Jean Bernard, a single woman, and Richard Keith Carter, a married man as his sole and separate property, all in equal shares as tenants in common**

for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to:

**Julie Ann Nicholson, a single woman and Thomas Donald Nicholson, a married man as his sole and separate property, together as joint tenants with right of survivorship**

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:

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: 12/1/23

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

Julie A. Nicholson  
Julie Ann Nicholson

Thomas Donald Nicholson  
Thomas Donald Nicholson

Bonnie Jean Bernard  
Bonnie Jean Bernard

Richard Keith Carter  
Richard Keith Carter

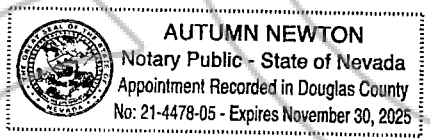
State of Nevada )

County of Carson City ) ss

This instrument was acknowledged before me on the 1 day of December, 2023  
By: Julie Ann Nicholson, Thomas Donald Nicholson, Bonnie Jean Bernard, and Richard Keith Carter

Signature: Autumn Newton  
Notary Public

My Commission Expires: 11-30-2025



## EXHIBIT "A" LEGAL DESCRIPTION

All that certain real property situated in the County of Douglas, State of Nevada, described as follows:

Parcel 1:

Unit 308 as shown on that certain Record of Survey filed for record in the Office of the County Recorder of Douglas County, Nevada on June 9, 1997, in Book 697, at Page 1495 as Document No. 414454, Official Records being a Boundary Line Adjustment of Final Map No. 1008-7A for WINHAVEN UNIT NO. 7, PHASE A, A PLANNED UNIT DEVELOPMENT, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada on November 17, 1995, in Book 1195, Page 2675, as Document No. 374950.

Parcel 2:

A non-exclusive easement for use, enjoyment ingress and egress over the common area as set forth in Declaration of Covenants Conditions and Restrictions recorded September 28, 1990, in Book 990, Page 4348, as Document No. 235644, Official Records.

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1320-29-111-031  
 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 \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a. Total Value/Sales Price of Property                      \$ 0.00  
 b. Deed in Lieu of Foreclosure Only (value of property)    (                      )  
 c. Transfer Tax Value:    \$ 0.00  
 d. Real Property Transfer Tax Due                                \$ 0.00

4. **If Exemption Claimed:**  
 a. Transfer Tax Exemption per NRS 375.090, Section 4  
 b. Explain Reason for Exemption: Tenants in Common deeding to remaining tenants in common, vesting document no. 2023-995178, without consideration

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 Donnie Bernard Capacity \_\_\_\_\_ Grantor \_\_\_\_\_  
 Signature Julie P. Nicholson Capacity \_\_\_\_\_ Grantee \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: Julie Ann Nicholson, Thomas Donald Nicholson, Bonnie Jean Bernard, and Richard Keith Carter  
 Address: 1178 Wisteria Drive  
 City: Minden  
 State: NV Zip: 89423

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: Julie Ann Nicholson and Thomas Donald Nicholson  
 Address: 2627 Clapham Lane  
 City: Minden  
 State: NV Zip: 89423

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED