

A.P.N. No.:	1320-29-210-014
R.P.T.T.	\$0.00
Recording Requested By:	
Richard Keith Carter	
Mail Tax Statements To:	Same as below
When Recorded Mail To:	
Bonnie Jean Bernard and Richard Keith Carter	
1178 Wisteria Drive	
Minden, NV 89423	



SHAWNYNE GARREN, RECORDER E04

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:

Bonnie Jean Bernard, a single woman and Richard Keith Carter, 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.

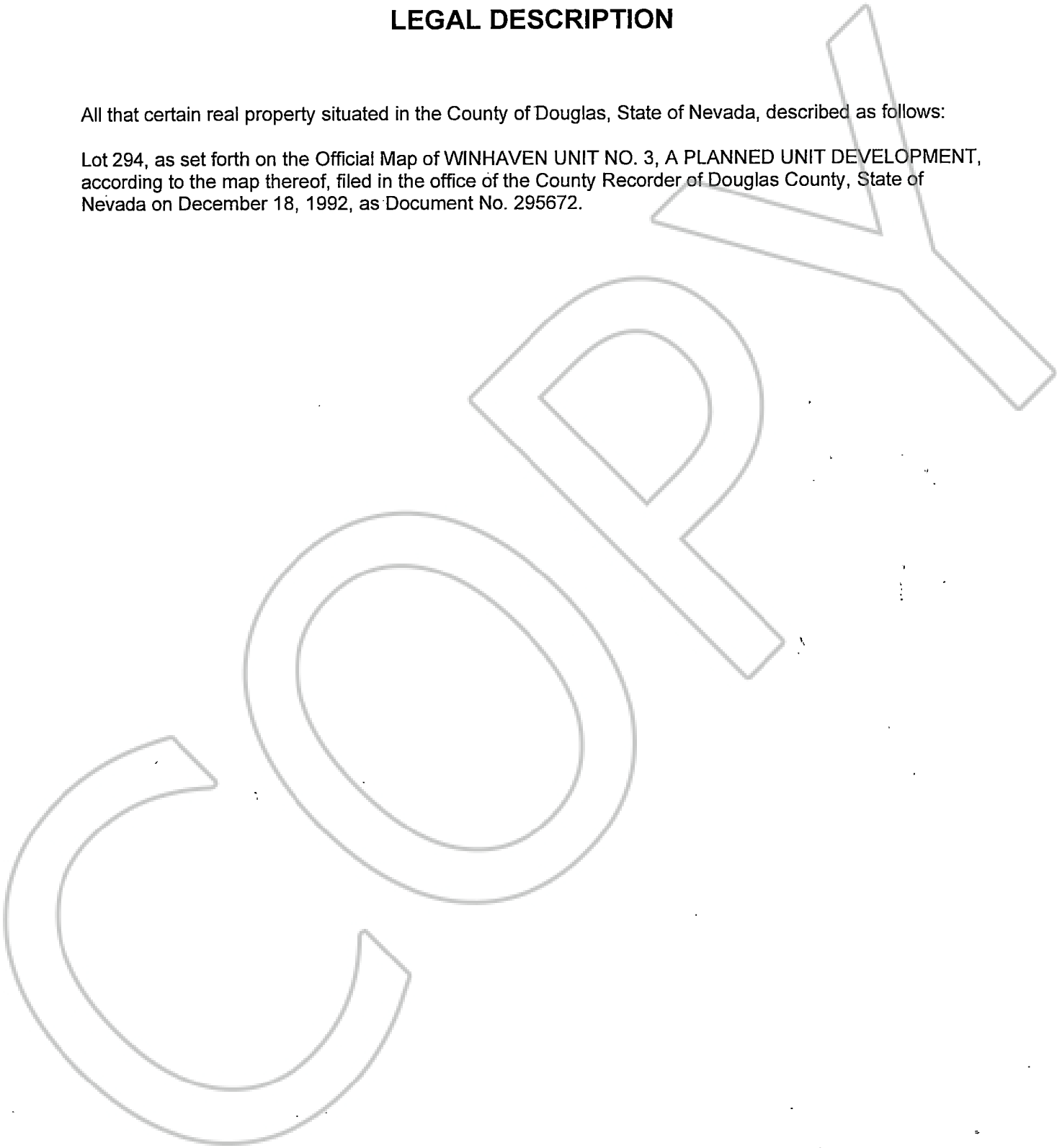
Dated: 12/1/23

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

**EXHIBIT "A"
LEGAL DESCRIPTION**

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

Lot 294, as set forth on the Official Map of WINHAVEN UNIT NO. 3, A PLANNED UNIT DEVELOPMENT, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada on December 18, 1992, as Document No. 295672.



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1320-29-210-014
 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 \$ 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. 2023-995177, 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 ^x Julie A. Nicholson Capacity Grantor
 Signature ^x Richard K. Carter 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: Bonnie Jean Bernard and Richard Keith Carter
 Address: 1178 Wisteria Drive
 City: Minden
 State: NV Zip: 89423