

DOUGLAS COUNTY, NV  
RPTT:\$1131.00 Rec:\$40.00  
\$1,171.00 Pgs=2

**2023-1003163**

**12/14/2023 08:50 AM**

FIRST CENTENNIAL - RENO (MAIN OFFICE)

SHAWNYNE GARREN, RECORDER

APN: 1318-23-410-015  
R.P.T.T.: \$1,131.00  
Escrow No.: 23038131-SA  
When Recorded Return To:  
Andrei Ivanovich Netchitalioug  
5150 Mae Anne Avene #405  
Reno, NV 89523

Mail Tax Statements to:  
Andrei Ivanovich Netchitalioug  
5150 Mae Anne Avene #405  
Reno, NV 89523

SPACE ABOVE FOR RECORDER'S USE

## GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

**Lora Lee Boyd, a single woman**

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

**Andrei Ivanovich Netchitalioug, an unmarried man**

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

Lot 33, of Ponderosa Park Subdivision, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, recorded on February 25th, 1970, as File No. 47249.

EXCEPTING THEREFROM any mobile home or manufactured housing unit and appurtenances, if any, located on said land.

Assessors Parcel No.: 1318-23-410-015

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

Dated this 4 day of December, 2023.

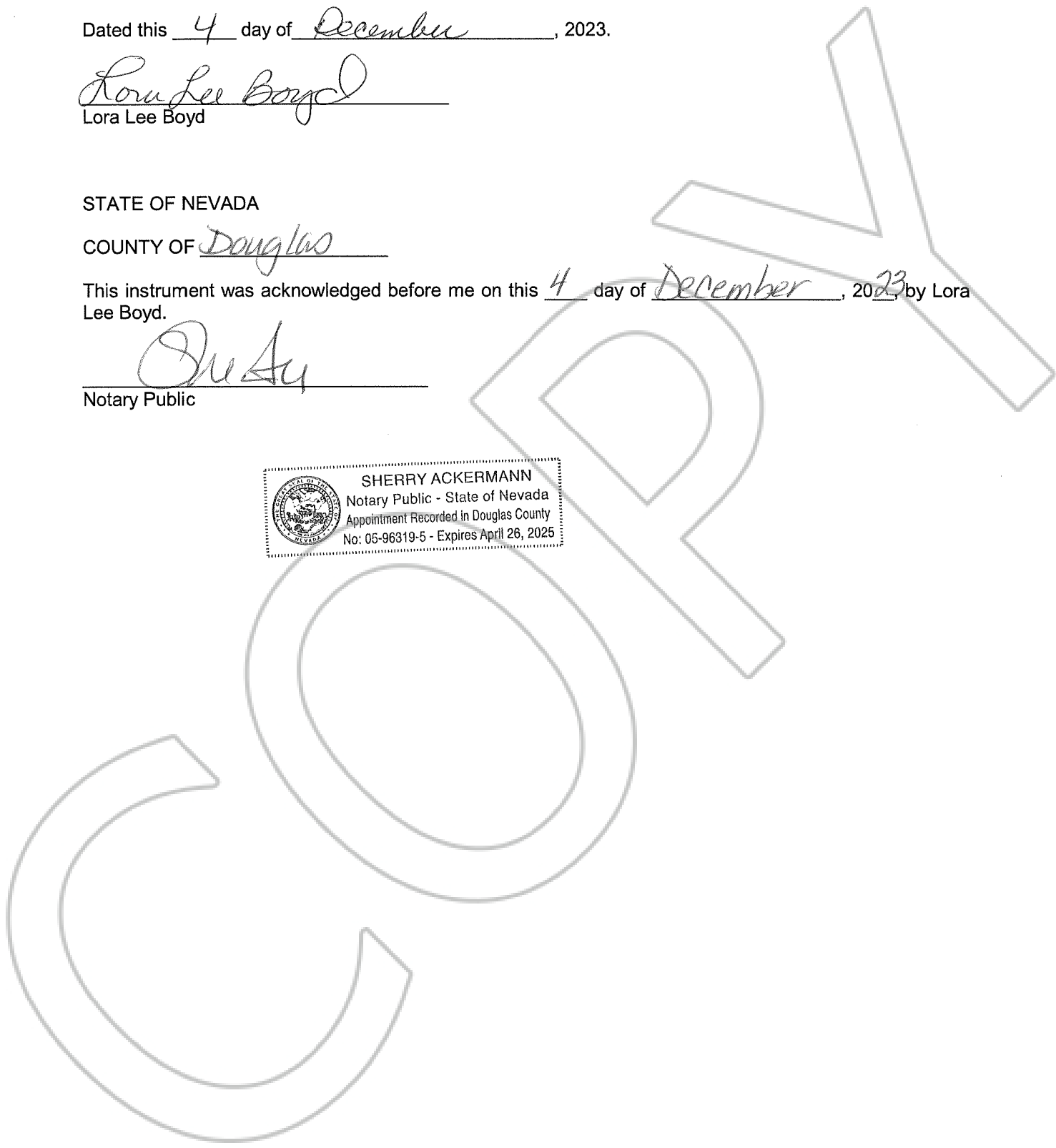
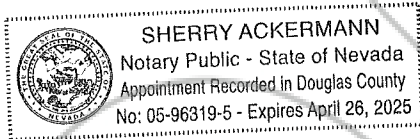
Lora Lee Boyd  
Lora Lee Boyd

STATE OF NEVADA

COUNTY OF Douglas

This instrument was acknowledged before me on this 4 day of December, 2023, by Lora Lee Boyd.

Sherry  
Notary Public



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1318-23-410-015  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

2. Type of Property:
- |  |  |
|--|--|
| a) <input checked="" type="checkbox"/> Vacant Land | b) <input type="checkbox"/> Sgl. Fam. Residence    |
| c) <input type="checkbox"/> Condo/Twnhse           | d) <input type="checkbox"/> 2-4 Plex               |
| e) <input type="checkbox"/> Apt. Bldg.             | f) <input type="checkbox"/> Comm'/Ind'l            |
| g) <input type="checkbox"/> Agricultural           | h) <input checked="" type="checkbox"/> Mobile Home |
| <input type="checkbox"/> Other: _____              |  |

<b>FOR RECORDER'S OPTIONAL USE ONLY</b>	
Document/Instrument No.:	_____
Book _____	Page _____
Date of Recording:	_____
Notes:	_____

- |   |                     |
|---|---------------------|
| 3. a. Total Value/Sale Price of Property:               | <u>\$289,999.00</u> |
| b. Deed in Lieu of Foreclosure Only (value of property) | <u>(\$0.00)</u>     |
| c. Transfer Tax Value:                                  | <u>\$289,999.00</u> |
| d. Real Property Transfer Tax Due:                      | <u>\$1,131.00</u>   |

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: [Signature] Capacity: Grantor *ESCROW*

Signature: \_\_\_\_\_ Capacity: Grantee

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**

Print Name: Lora Lee Boyd  
 Address: 202 Ponderosa Drive  
 City: Stateline  
 State: NV Zip: 89449

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**

Print Name: Andrei Ivanovich Netchitalioug  
 Address: 202 Ponderosa Drive  
 City: Stateline  
 State: Nevada Zip: 89449

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

Print Name: First Centennial Title Company of Nevada Esc. #: 23038131-SA  
 Address: 1352 Hwy 395, Ste 114  
 City: Gardnerville State: NV Zip: 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED