

A.P.N.: 1420-28-810-007
File No: 143-2669912 (et)
R.P.T.T.: \$1,712.10

When Recorded Mail To: Mail Tax Statements To:
Vincent Brandon Sweeney and Elizabeth Lohr-Myers
256 Ortega Drive
Newbury Park, CA 91320

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Odie Leon Porterfield, Jr., an unmarried man, who erroneously acquired title as Leon Porterfield, Jr., an unmarried man

do(es) hereby *GRANT, BARGAIN and SELL* to

Vincent Brandon Sweeney, an unmarried man and Dorcas Elizabeth Lohr-Myers, an unmarried woman as joint tenants with right of survivorship

the real property situate in the County of Douglas, State of Nevada, described as follows:

LOT 8, AS SHOWN ON THE OFFICIAL MAP OF SARATOGA HEIGHTS SUBDIVISION UNIT NO. 2, FILED IN THE OFFICE OF THE COUNTY RECORDER ON DECEMBER 05, 1966, AS DOCUMENT NO. 34826, OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Subject to

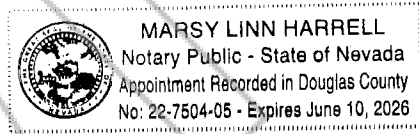
1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

Odie Leon Porterfield Jr.
Odie Leon Porterfield Jr.

STATE OF **NEVADA**)
COUNTY OF **DOUGLAS**) : ss.

This instrument was acknowledged before me on December 5, 2023 by **Odie Leon Porterfield, Jr.**

Marsy Linn Harrell
Notary Public
(My commission expires: 6-10-2026)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. 143-2669912.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 1420-28-810-007
 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
 i) Other _____

FOR RECORDERS OPTIONAL USE	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a) Total Value/Sales Price of Property: \$439,000.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$439,000.00
 d) Real Property Transfer Tax Due \$1,712.10

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: _____
 b. Explain reason for exemption: _____

5. Partial Interest: Percentage being transferred: 100 %

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: Odie Leon Porterfield Jr. Capacity: Grantor
 Signature: _____ Capacity: _____

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

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

Print Name: Odie Leon Porterfield, Jr.
 Address: 1331 RAELINE
 City: MINDEN
 State: N.V. Zip: 89423-9013

Print Name: Vincent Brandon Sweeney and Dorcas Elizabeth Lohr-Myers
 Address: 256 Ortega Drive
 City: Newbury Park
 State: CA Zip: 91320

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

First American Title Insurance
 Print Name: Company File Number: 143-2669912 et/ et
 Address: 1663 US Highway 395, Suite 101
 City: Minden State: NV Zip: 89423

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)