

APN: 1318-15-714-037  
R.P.T.T.: \$2,535.00  
Escrow No.: 23038659-DR  
When Recorded Return To:  
Zachary Fletcher  
PO Box 1266  
Zephyr Cove, NV 89448

Mail Tax Statements to:  
Zachary Fletcher  
PO Box 1266  
Zephyr Cove, NV 89448

DOUGLAS COUNTY, NV **2023-1003185**  
RPTT:\$2535.00 Rec:\$40.00  
\$2,575.00 Pgs=2 **12/15/2023 08:17 AM**  
FIRST CENTENNIAL - RENO (MAIN OFFICE)  
**SHAWNYNE GARREN, RECORDER**

SPACE ABOVE FOR RECORDER'S USE

## GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

**Jeanette M. Stowell, an unmarried woman**

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

**Zachary Fletcher, an unmarried individual and Melinda Reece, an unmarried individual, as joint tenants with right of survivorship**

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

Lot 2-4, of Castle Rock Park Subdivision, Phase 2, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, on July 19th, 1966, as Document No. 33031.

Assessors Parcel No.: 1318-15-714-037

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

Dated this 12 day of December, 2023.

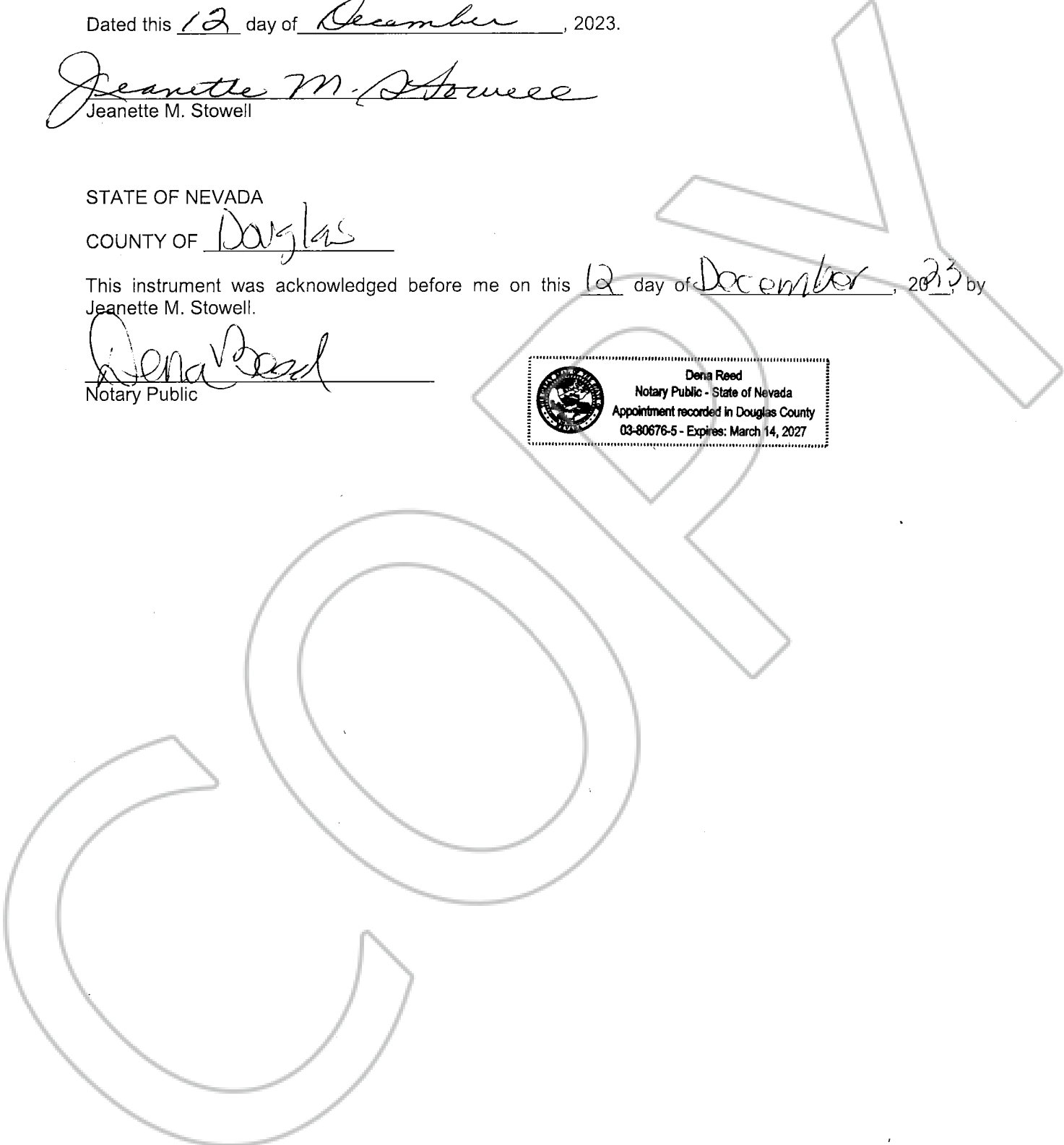
Jeanette M. Stowell  
Jeanette M. Stowell

STATE OF NEVADA

COUNTY OF Douglas

This instrument was acknowledged before me on this 12 day of December, 2023, by  
Jeanette M. Stowell.

Dena Reed  
Notary Public



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1318-15-714-037  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

2. Type of Property:  
 a)  Vacant Land      b)  Sgl. Fam. Residence  
 c)  Condo/Twnhse    d)  2-4 Plex  
 e)  Apt. Bldg.        f)  Comm'l/Ind'l  
 g)  Agricultural     h)  Mobile Home  
 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: \$650,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)  
 c. Transfer Tax Value: \$650,000.00  
 d. Real Property Transfer Tax Due: \$2,535.00

4. **IF EXEMPTION CLAIMED:**  
 a. Transfer Tax Exemption, per NRS 375.090, Section: \_\_\_\_\_  
 b. Explain Reason for Exemption: \_\_\_\_\_

5. Partial Interest: Percentage Being Transferred: 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: Jeanette M. Stowell Capacity: \_\_\_\_\_ Grantor  
 Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_ Grantee

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

Print Name: Jeanette M. Stowell  
 Address: PO Box 2071  
 City: Stateline  
 State: NV Zip: 89449

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

Print Name: Zachary Fletcher and Melinda Reece  
 Address: PO Box 1266  
 City: Zephyr Cove  
 State: Nevada Zip: 89448

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

Print Name: First Centennial Title Company of Nevada Esc. #: 23038659-DR  
 Address: 896 W Nye Ln, Ste 104  
 City: Carson City State: NV Zip: 89703

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED