

DOUGLAS COUNTY, NV      **2023-1003191**  
RPTT:\$1755.00 Rec:\$40.00  
\$1,795.00    Pgs=2      12/15/2023 10:43 AM  
TICOR TITLE - GARDNERVILLE  
SHAWNYNE GARREN, RECORDER

WHEN RECORDED MAIL TO:  
Misty D. Dee  
1363 Marlette Circle  
Gardnerville, NV 89460

MAIL TAX STATEMENTS TO:  
SAME AS ABOVE

Escrow No. 2303436-RLT

The undersigned hereby affirms that this document submitted for recording does not contain the social security number of any person or persons.  
(Pursuant to NRS 239b.030)

APN No.: 1220-16-510-090  
R.P.T.T. \$1,755.00

SPACE ABOVE FOR RECORDER'S USE ONLY

### GRANT, BARGAIN, SALE DEED

**THIS INDENTURE WITNESSETH:** That Steven Cook and Carolyn Cook, husband and wife, as joint tenants

**FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Misty D. Dee, an Unmarried woman**

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

**Lot 347, as shown on the map of GARDNERVILLE RANCHOS UNIT NO. 2, filed in the office of the County Recorder of Douglas County, State of Nevada, on June 1, 1965, in Book 1, of Maps as Document No. 28309, and on June 4, 1965, as Document No. 28377, and as further shown on the map of Re-Subdivision of Lots 91A and B, 92A and B, 93 through 96 and 221 through 232 GARDNERVILLE RANCHOS UNIT NO. 2, filed in the County of Douglas, State of Nevada, on July 10, 1967 as Series No. 37049.**

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

**Signature and notary acknowledgement on page two.**

*Steven Cook*  
Steven Cook

*Carolyn Cook*  
Carolyn Cook

STATE OF NEVADA  
COUNTY OF ~~DOUGLAS~~ *Carson City* ) ss:

This instrument was acknowledged before me on, 12.5.23  
by Steven Cook and Carolyn Cook

*Danielle Carrete*  
NOTARY PUBLIC



This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow  
No. 02303436.

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a. 1220-16-510-090  
 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 \_\_\_\_\_

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

3. a. Total Value/Sales Price of Property:                      \$ 450,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property)    \$ \_\_\_\_\_  
 c. Transfer Tax Value    \$ 450,000.00  
 d. Real Property Transfer Tax Due:                                \$ 1,755.00

4. **If Exemption Claimed**  
 a. Transfer Tax Exemption, per NRS 375.090, Section \_\_\_\_\_  
 b. Explain Reason for Exemption: \_\_\_\_\_

5. Partial Interest: Percentage being transferred: \_\_\_\_\_ %

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 *Steven Cook* Capacity Agent  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION  
(REQUIRED)**  
 Print Name: Steven Cook and Carolyn Cook  
 Address: PO Box 164  
 City: Carson City  
 State: NV Zip: 89702

**BUYER (GRANTEE) INFORMATION  
(REQUIRED)**  
 Print Name: Misty D. Dee  
 Address: 1363 Marlette Circle  
 City: Gardnerville  
 State: NV Zip: 89460

**COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)**  
 Print Name: Ticor Title of Nevada, Inc. Escrow No.: 02303436-020-RLT  
 Address: 1483 US Highway 395 N, Suite B  
 City, State, Zip: Gardnerville, NV 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED