

A.P.N.: 1220-12-710-017  
R.P.T.T.: 2,964.00  
Escrow 23-3533-DP

DOUGLAS COUNTY, NV **2023-1003237**  
RPTT:\$2964.00 Rec:\$40.00  
\$3,004.00 Pgs=3 12/18/2023 02:11 PM  
LANDMARK TITLE ASSURANCE AGENCY OF  
SHAWNYNE GARREN, RECORDER

**WHEN RECORDED MAIL TO and  
MAIL TAX STATEMENTS TO:**  
Craig Dickinson  
1081 Cortez Lane  
Gardnerville, NV 89410

## **GRANT, BARGAIN, SALE DEED**

THE INDENTURE WITNESSETH: That

**Michael Johnson, personal representative of the Estate of Mechele M. Johnson,  
deceased**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do(es) hereby  
Grant, Bargain, Sell and Convey to

**Craig Dickinson, an unmarried man**

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

**SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS  
EXHIBIT "A"**

COMMONLY KNOWN ADDRESS:  
1081 Cortez Lane  
Gardnerville, NV 89410

SUBJECT TO: 1. Taxes for the current fiscal year, not delinquent, including personal  
property taxes of any former owner, if any:  
2. Covenants, Conditions, Reservations, Rights, Rights of Way and  
Easements now of record.

**A CERTIFIED COPY OF THE ORDER GRANTING PETITION FOR PROBATE, FOR  
APPOINTMENT OF EXECUTOR, AND FOR GENERAL ADMINISTRATION FILED ON  
12-07-2023, IN THE SECOND JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA  
IN AND FOR THE COUNTY OF WASHOE, CASE NO. PR23-00844, IS BEING RECORDED  
CONCURRENTLY HEREWITH.**

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


Estate of Michele M. Johnson

By:   
Michael Johnson, Personal Representative

~~STATE OF NEVADA~~ VIRGINIA  
~~COUNTY OF Washoe~~ VIRGINIA BEACH

This instrument was acknowledged before me on this 12th day of December, 2023,

by Michael Johnson

  
Signature of notarial officer

My Commission Expires: 06/30/2027

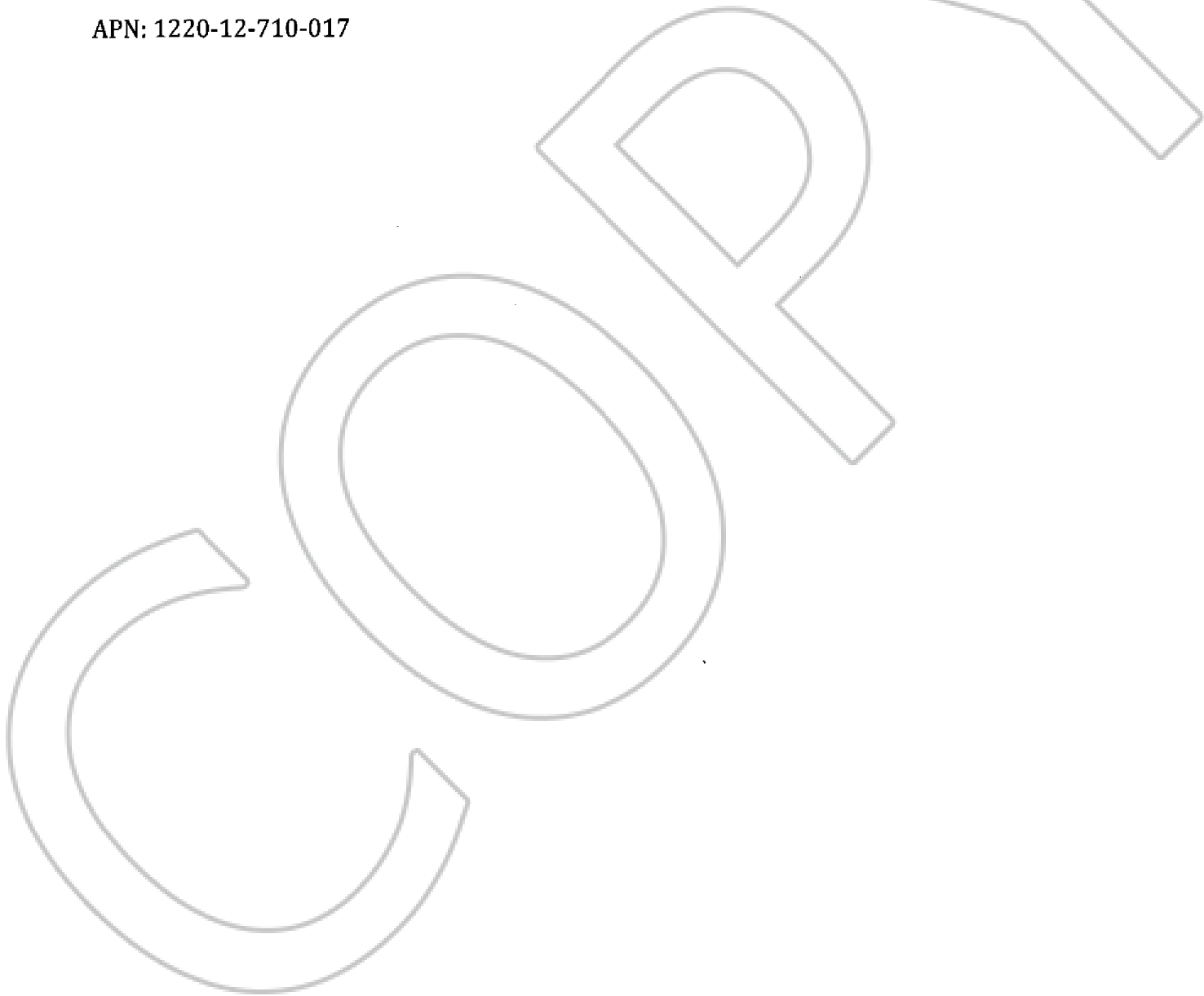
FELIMAR ROSARIO GUZMAN  
NOTARY PUBLIC  
REGISTRATION # 7847838  
COMMONWEALTH OF VIRGINIA  
MY COMMISSION EXPIRES  
06/30/2027

**EXHIBIT A**

Parcel A, as set forth on Parcel Map for Pine Nut Manor, LTD., filed for record in the office of the Douglas County Recorder on December 19, 1988 in Book 1288, Page 2482, Document No. 192852 of Official Records.

Said parcel being a resubdivision of Lots 36, 37 and 38, Block C, as set forth on the Plat of Pine Nut Manor No. 1 and 2, Phase 2 filed for record in the office of the County Recorder of Douglas County, Nevada on June 15, 1980 in Book 680, Page 1361, Document No. 45348.

APN: 1220-12-710-017



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1220-12-710-017  
 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'/Ind'l  
 g)  Agricultural      h)  Mobile Home  
 Other: \_\_\_\_\_

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

3. a. Total Value/Sale Price of Property: \$760,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property) \$  
 c. Transfer Tax Value: \$760,000.00  
 d. Real Property Transfer Tax Due: \$2,964.00

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: [Signature] Capacity: Grantor Escrow Agent  
 Signature: \_\_\_\_\_ Capacity: Grantee

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

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

Michael Johnson, Personal  
 Representative of Estate of Mechele M.  
 Print Name: Johnson  
 Address: 1260 GLEN LOCHEN DRIVE  
 City: VIRGINIA BEACH  
 State: VA Zip: 23464

Print Name: Craig Dickinson  
 Address: 1081 COATELLO  
 City: GARDNERVILLE  
 State: NV Zip: 89410

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

Print Name: Landmark Title Assurance Agency of Nevada Esc. #: 23-3533-DP  
 Address: 1755 East Plumb Lane, 260  
 City: Reno State: NV Zip: 89502

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED