

A.P.N.: 1320-02-001-074
File No: 143-2658835 (et)
R.P.T.T.: \$2,535.00

When Recorded Mail To: Mail Tax Statements To:
Leonard Joseph Bettencourt and Lisa Bettencourt
1689 Hyde Street
Minden, NV 89423

GRANT, BARGAIN and SALE DEED

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

David S. Small, a married man as his sole and separate property

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

Leonard Joseph Bettencourt and Lisa Bettencourt, husband and wife as joint tenants with right of survivorship

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

DESCRIPTION OF PARCEL 4A, REFLECTING A BOUNDARY LINE ADJUSTMENT AS SHOWN IN RECORD OF SURVEY SUPPORTING A BOUNDARY LINE ADJUSTMENT FOR G.A. AND ELLA NELSON TRUST, HENRY R. BUTLER, TRUSTEE RECORDED APRIL 26, 2000 IN BOOK 0400 PAGE 4957 AS INSTRUMENT NO. 490614, OF OFFICIAL RECORDS, BEING A PORTION OF THE N.W. 1/4 OF SECTION 2, T.13N., R.20E., M.D.B.&M., DOUGLAS COUNTY, NEVADA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SECTION 2; THENCE N 00 DEGREES 19 MINUTES 12 SECONDS E, 621.74 FEET; THENCE N 89 DEGREES 54 MINUTES 13 SECONDS W, 332.08 FEET TO THE TRUE POINT OF BEGINNING; THENCE N 89 DEGREES 54 MINUTES 13 SECONDS W, 328.86 FEET; THENCE S 89 DEGREES 56 MINUTES 56 SECONDS W, 63.61 FEET; THENCE N 00 DEGREES 08 MINUTES 05 SECONDS E 220.52 FEET; THENCE N 75 DEGREES 51 MINUTES 46 SECONDS E, 110.00 FEET; THENCE N 81 DEGREES 24 MINUTES 21 SECONDS E, 247.90 FEET; THENCE N 00 DEGREES 02 MINUTES 00 SECONDS W, 336.00 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF HYDE STREET; THENCE ALONG THE SOUTHERLY RIGHT OF WAY LINE OF HYDE STREET N 89 DEGREES 59 MINUTES 48 SECONDS E, 40.00 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE S 00 DEGREES 02 MINUTES 00 SECONDS E, 620.93 FEET TO THE TRUE POINT OF BEGINNING.

NOTE: THE ABOVE METES AND BOUND DESCRIPTION APPEARED PREVIOUSLY IN

**THAT CERTAIN DOCUMENT RECORDED APRIL 27, 2000, IN BOOK 0400, PAGE 5396
AS INSTRUMENT NO. 490806.**

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.

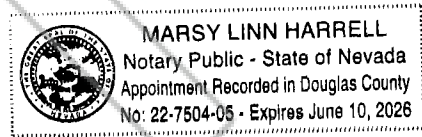
COPY

David S. Small
David S. Small

STATE OF **NEVADA**)
COUNTY OF **DOUGLAS**) **SS.**

This instrument was acknowledged before me on January 10, 2023 by **David S. Small.**

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. 143-2658835.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
a) 1320-02-001-074
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: \$650,000.00
b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
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 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: _____
Signature: _____

Capacity: agent
Capacity: _____

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

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

Print Name: David S. Small
Address: 1689 Hyde Street
City: Minden
State: NV Zip: 89423

Print Name: Leonard Joseph Bettencourt and Lisa Bettencourt
Address: 1689 Hyde Street
City: Minden
State: NV Zip: 89423

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

First American Title Insurance
Print Name: Company File Number: 143-2658835 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)