DOUGLAS COUNTY, NV

2023-993213

Rec;\$40.00 Total;\$40.00

01/17/2023 12:21 PM

MATTHEW & LYNNE BONNER

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This document does not contain a social security number.

Natalia K. Vander Laan, Esq.

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SHAWNYNE GARREN, RECORDER

F03

APN: 1219-10-002-004

Recording requested by:)
. .	,
Matthew and Lynne Bonner)
305 Shadow Mountain Road)
Gardnerville, NV 89460)
)
When recorded mail to:)
Matthew and Lynne Bonner)
305 Shadow Mountain Road)
Gardnerville, NV 89460)
)
Mail tax statement to:)
Matthew and Lynne Bonner)
305 Shadow Mountain Road)
Gardnerville, NV 89460)

RPTT: \$0.00 Exempt (3)

Exempt (3): A transfer of title recognizing true status of ownership, same to same, joint tenant to community property; made without consideration.

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH THAT:

MATTHEW P. BONNER and LYNNE B. BONNER, who took title as MATTHEW P. BONNER and LYNNE B. BONNER, husband and wife as joint tenants,

For NO consideration, do hereby Grant, Bargain, Sell, and Convey unto:

MATTHEW P. BONNER and LYNNE B. BONNER, husband and wife, as community property with right of survivorship,

ALL their interest in that real property situated in the county of Douglas, state of Nevada, more particularly described below, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Legal Description:

Lot 1, Block A, of SIERRA RANCHO ESTATES NO. 1, filed in the Office of the Douglas County Recorder's Office on August 23, 1978, in Book 878, Page 1963, as Document No. 24464.

NOTE: The above metes and bounds description appeared previously in that certain Grant, Bargain, Sale Deed recorded in the office of the County Recorder of Douglas County, Nevada, on April 15, 2004, as Document No. 0610329 of Official Records.

Subject to:

- 1. Taxes for the current fiscal year, paid current.
- 2. Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any.

This deed was prepared without the benefit of a title search and the description of the property was furnished by the parties. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

Executed on November 16, 2022, in the county of Douglas, state of Nevada.

MATTHÉW P. BONNER

LYNNE B. BONNER

STATE OF NEVADA

): ss

COUNTY OF DOUGLAS

This instrument was acknowledged before me on this November 16, 2022, by MATTHEW P. BONNER and LYNNE B. BONNER.

THOMAS RUSSELL VANDER LAAN Notary Public-State of Nevada APPT. NO. 14-15458-5 My Appt. Expires 12-02-2022

NOTARY PUBLIC

STATE OF NEVADA	
DECLARATION OF VALUE	
1. Assessor Parcel Number(s) a) 1219-10-002-004	\wedge
b) c)	\ \
d)	\ \
	\ \
2. Type of Property:	\ \
a) Vacant Land b) ✓ Single Fam. Real	s \ \ \
· · · · · · · · · · · · · · · · · · ·	FOR RECORDERS OPTIONAL USE ONLY BOOKPAGE
e) Apt. Bldg f) Comm'l/Ind'l	DATE OF RECORDING:
g) Agricultural h) Mobile Home	NOTES:
i)	
	TO 00
3. Total Value/Sales Price of Property:	\$\$0.00
Deed in Lieu of Foreclosure Only (value of property) Transfer Tax Value:	(\$0.00
Real Property Transfer Tax Due:	\$\$0.00 \$\$0.00
Real Hoperty Humbler Tax Duc.	Ψ.ΦΟ.ΟΟ
4. If Exemption Claimed:	
a. Transfer Tax Exemption per NRS 375.090. S	Section #3
b. Explain Reason for Exemption: A transfer of	of title recognizing true status of ownership,
same to same, joint tenant to community	property; made without consideration.
5. Partial Interest: Percentage being transferred: 10	<u>00.0C</u> %
The undersigned declares and acknowledges, under p	penalty of perjury, pursuant to NRS 375.060 and NRS
375.110, that the information provided is correct to the	
	ntiate the information provided herein. Furthermore, the
	otion, 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 join	ntly and severally liable for any additional amount owed.
Cal u I I	
Signature /// / /-	Capacity Grantor/Grantee
Signature Down	Capacity Grantor/Grantee
	/
SELVER (GRANTOR) INFORMATION	BUYER (GRANTEE) INFORMATION
(REQUIRED)	(REQUIRED)
Print Name: MATTHEW P. BONNER&LYNNE B. BONNER	Print Name: MATTHEW P. BONNER and LYNNE B. BONNER
	Address: 305 Shadow Mountain Road
	City: Gardnerville
· · · · · · · · · · · · · · · · · · ·	State: NV Zip: 89460
COMPANY/PERSON REQUESTING RECORDING	
(required if not the seller or buyer)	
Print Name:	_ Escrow #
Address:	
City: State:	Zip:
(A3 A FUDLIC RECORD I HIS FURIM I	VLA I DE RECURDED/IVIICRUFILIVIED)