

DOUGLAS COUNTY, NV **2023-993252**
RPTT:\$2262.00 Rec:\$40.00
\$2,302.00 Pgs=2 01/18/2023 02:58 PM
TICOR TITLE - GARDNERVILLE
SHAWNYNE GARREN, RECORDER

WHEN RECORDED MAIL TO:
Brian Burt
Maria Wittern
2533 Fremont Street
Minden, NV 89423

MAIL TAX STATEMENTS TO:
SAME AS ABOVE

Escrow No. 2204875-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.: 1320-02-001-068
R.P.T.T. \$2,262.00

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

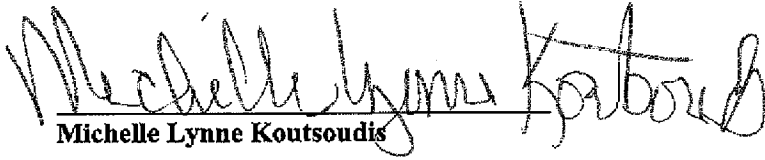
THIS INDENTURE WITNESSETH: That Michelle Lynne Koutsoudis, Surviving Joint Tenant
FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby
Grant, Bargain, Sell and Convey to Brian Burt an unmarried man and Maria Wittern, an unmarried
woman, as joint tenants

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

**Parcel 3 as shown on that certain Parcel Map No. 2 for DON ROOKER, recorded in the Office of the
County Recorder of Douglas County, Nevada, on April 21, 1978, in Book 478 of Official Records at
Page 1254 as Document No. 19852.**

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

Signature and notary acknowledgement on page two.


Michelle Lynne Koutsoudis

STATE OF NEVADA
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on , 11/17/2023
by Michelle Lynne Koutsoudis



NOTARY PUBLIC



This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow
No. 02204875.

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a. 1320-02-001-068
 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 ONLY	
Book _____	Page _____
Date of Recording: _____	
Notes: _____	

3. a. Total Value/Sales Price of Property: \$ 580,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) \$ _____
 c. Transfer Tax Value \$ 580,000.00
 d. Real Property Transfer Tax Due: \$ 2,262.00

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 *Juz Perez* Capacity Agent
 Signature _____ Capacity _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**
 Print Name: Michelle Lynne Koutsoudis
 Address: 3409 Princeton
 City: Carson City
 State: NV Zip: 89705

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**
 Print Name: Brian Burt and Maria Wittern
 Address: 2533 Fremont St
 City: Minden
 State: NV Zip: 89423

COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)
 Print Name: Ticor Title of Nevada, Inc. Escrow No.: 02204875-020-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