

DOUGLAS COUNTY, NV

**2023-993456**

RPTT:\$1053.00 Rec:\$40.00

\$1,093.00 Pgs=3

01/26/2023 02:27 PM

TICOR TITLE - GARDNERVILLE

SHAWNYNE GARREN, RECORDER

**WHEN RECORDED MAIL TO:**

Michael K Turner  
Krista Ann Smiley  
3321 Mount Adams View Drive  
West Richland, WA 99353

**MAIL TAX STATEMENTS TO:**

Same as above

Escrow No. 2204853-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.: 1320-30-213-013

R.P.T.T. \$1,053.00

SPACE ABOVE FOR RECORDER'S USE ONLY

**GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH: That Marieke C. Van Heerde, Trustee of the Van Heerde Living Trust U/D/T January 15, 1992

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Michael K Turner and Krista Ann Smiley husband and wife as community property with right of survivorship

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

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

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

Signature and notary acknowledgement on page two.

Marieke C. Van Heerde, Trustee of the  
Van Heerde Living Trust U/D/T  
January 15, 1992

*Marieke C. Van Heerde*  
Marieke C. Van Heerde, Trustee

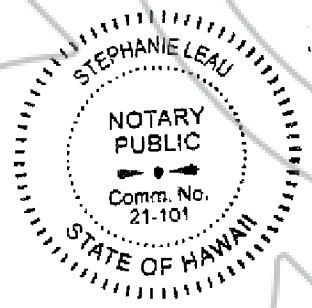
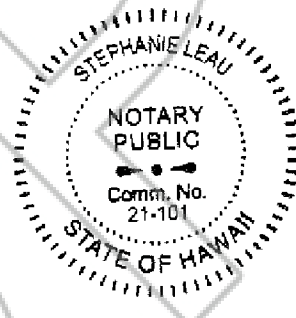
<sup>§§</sup>  
STATE OF NEVADA ~~County of Douglas~~ Hawaii  
~~County of Douglas~~ Hawaii  
<sub>§§</sub>

} ss:

This instrument was acknowledged before me on January 11, 2023  
by Marieke C. Van Heerde, Trustee of the Van Heerde Living Trust U/D/T January 15, 1992

*Stephanie Leau*  
NOTARY PUBLIC commission expires Aug 15, 2025

This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow  
No. 02204853.



Doc. Date:	<u>undated</u>	# Pages:	<u>3</u>
Notary Name:	<u>Stephanie Leau 3 Circuit</u>		
Doc. Description:	<u>Grant, Bargain Sale Deed</u>		
<u><i>Stephanie Leau</i></u>		<u>1/11/2023</u>	
Notary Signature		Date	

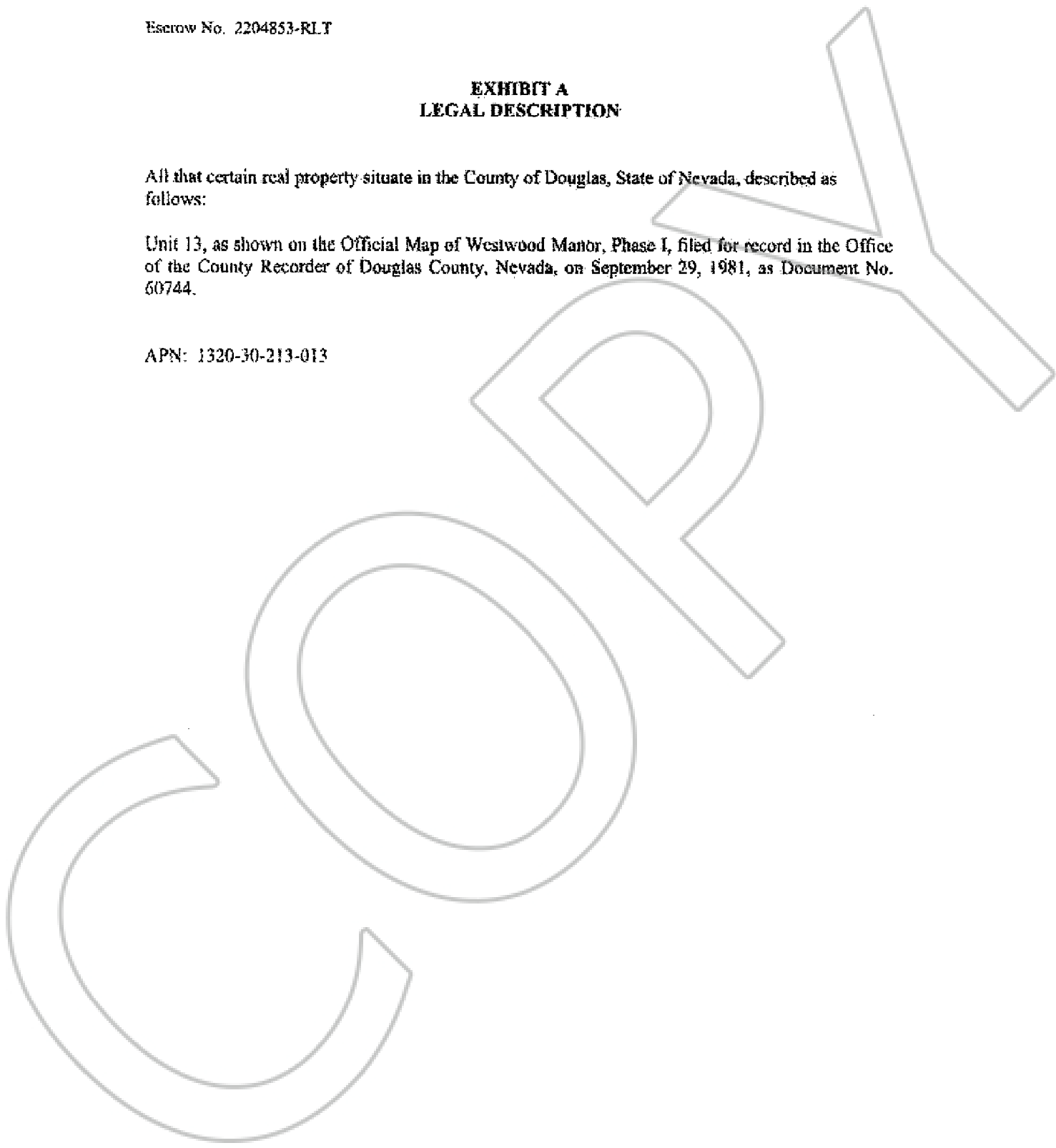
Escrow No. 2204853-RLT

**EXHIBIT A  
LEGAL DESCRIPTION**

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

Unit 13, as shown on the Official Map of Westwood Manor, Phase I, filed for record in the Office of the County Recorder of Douglas County, Nevada, on September 29, 1981, as Document No. 60744.

APN: 1320-30-213-013



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

- 1. Assessor Parcel Number(s)
  - a. 1320-30-213-013
  - 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: \$ 270,000.00
- b. Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_
- c. Transfer Tax Value \$ 270,000.00
- d. Real Property Transfer Tax Due: \$ 1,053.00

- 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%

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  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

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

Print Name: Marieke C. Van Heerde, Trustee of the Van Heerde Living Trust U/D/T January 15, 1992

Address: PO Box 2740

City: Minden

State: NV Zip: 89423

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

Print Name: Michael K Turner and Krista Ann Smiley

Address: 3321 Mount Adams View Drive

City: West Richland

State: WA Zip: 99353

**COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)**

Print Name: Ticor Title of Nevada, Inc. Escrow No.: 02204853-020-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