

DOUGLAS COUNTY, NV **2023-993471**
RPTT:\$2632.50 Rec:\$40.00
\$2,672.50 Pgs=2 **01/27/2023 10:14 AM**
STEWART TITLE COMPANY - NV
SHAWNYNE GARREN, RECORDER

A.P.N. No.:	1320-29-110-045
R.P.T.T.	\$2,632.50
File No.:	1906263 AMG
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
Frederic Joseph Nimis Jr. and Concha Perea Nimis	
1782 Lantana Drive	
Minden, NV 89423	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

Joseph M Timpone and Kristin E Timpone, husband and wife, as joint tenants

for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to

Frederic Joseph Nimis Jr. and Concha Perea Nimis, husband and wife, as Joint Tenants with Rights of Survivorship,

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

Lot 426A, in Block C, as shown on that certain Record of Survey filed for record in the Office of the County Recorder of Douglas County, State of Nevada on June 17, 1998, in Book 698, as Page 3978 as Document No. 442226, Official Records being a Boundary Line Adjustment of the Final Map No. 1008-8 for WINHAVEN, Unit No. 8, A PLANNED UNIT DEVELOPMENT, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on September 11, 1997, in Book 997 at Page 2125, as Document No. 421412, of Official Records.

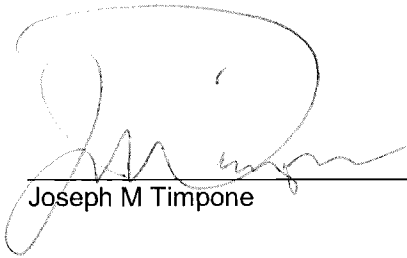
*SUBJECT TO:

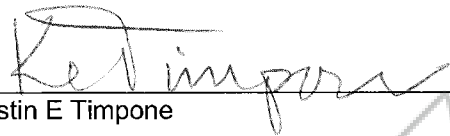
1. Taxes for the fiscal year;
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.
3. [Enter Data]

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.

Dated: 1/27/2023

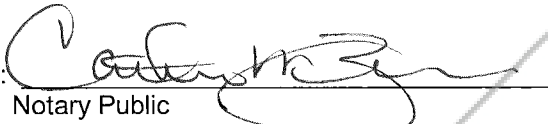
SIGNATURES AND NOTARY ON PAGE 2
THIS GRANT BARGAIN SALE DEED MAY BE SIGNED IN COUNTERPART.


Joseph M Timpone



Kristin E Timpone

State of Nevada)
County of Carson City) ss

This instrument was acknowledged before me on the 27th day of January, 2022²³
By: Joseph M Timpone and Kristin E Timpone

Signature: 
Notary Public

My Commission Expires: 9-11-2024

 CATHIE M. ZENOR
Notary Public - State of Nevada
Appointment Recorded in Carson City
No: 20-1176-03 - Expires September 11, 2024

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1320-29-110-045
 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
 Other _____

FOR RECORDERS OPTIONAL USE ONLY
 Book _____ Page: _____
 Date of Recording: _____
 Notes: _____

3. a. Total Value/Sales Price of Property \$ 675,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 c. Transfer Tax Value: \$ 675,000.00
 d. Real Property Transfer Tax Due \$ 2,632.50

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 *A. Claypool* Capacity _____ Agent _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Joseph M Timpone and Kristin E Timpone
 Address: 1240 Centerville Lane
 City: Gardnerville
 State: NV Zip: 89460

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Frederic Joseph Nimis Jr. and Concha Perea Nimis
 Address: 1782 Lantana Drive
 City: Minden
 State: NV Zip: 89423

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Stewart Title Company Escrow # 1906263 AMG
 Address: 2310 S. Carson Street, Suite 5A
 City: Carson City State: NV Zip: 89701

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED