

DOUGLAS COUNTY, NV **2023-993777**
RPTT:\$2613.00 Rec:\$40.00
\$2,653.00 Pgs=2 02/09/2023 12:24 PM
STEWART TITLE COMPANY - NV
SHAWNYNE GARREN, RECORDER

A.P.N. No.:	1320-30-614-016
R.P.T.T.	\$2,613.00
File No.:	1932659 sa
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
Patrick Dunne	
962 Los Alamos Street	
Minden, NV 89423	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Cecil L Denning and Betty J Denning, husband and wife as joint tenants with right of survivorship** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Patrick Dunne, an unmarried man**, all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

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

Lot 23, as shown on the FINAL SUBDIVISION MAP A PLANNED UNIT DEVELOPMENT PD 18-002 THE VILLAGE AT MONTE VISTA PHASE 1, filed for record in the office of the Douglas County Recorder, State of Nevada, on August 14, 2020, as Document No. 2020 950830, Official Records.

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: February 2, 2023

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

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 1320-30-614-016
- 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 \$ 670,000.00
- b. Deed in Lieu of Foreclosure Only (value of property) (_____)
- c. Transfer Tax Value: \$ 670,000.00
- d. Real Property Transfer Tax Due \$ 2,613.00

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 JA Capacity _____ Grantor Escrow

Signature _____ Capacity _____ Grantee _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Cecil L Denning and Betty J Denning
 Address: 964 Los Alamos Street
 City: Minden
 State: NV Zip: 89423

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Patrick Dunne
 Address: 962 Los Alamos Street
 City: Minden
 State: NV Zip: 89423

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

Print Name: Stewart Title Company Escrow # 1932659 sa
 Address: 1362 Hwy 395, Suite 109
 City: Gardnerville State: NV Zip: 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED