

DOUGLAS COUNTY, NV **2023-994206**
RPTT:\$1478.10 Rec:\$40.00
\$1,518.10 Pgs=2 **02/23/2023 03:34 PM**
STEWART TITLE COMPANY - NV
SHAWNYNE GARREN, RECORDER

A.P.N. No.:	1022-09-002-057
R.P.T.T.	\$1,478.10
File No.:	1912990 MF
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	Same as below
When Recorded Mail To:	
Lisa Steelman and Tony Steelman	
3241 Delmar Ave	
Loomis CA, 95650	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Suzanne Luck, a widow** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Lisa Steelman and Tony Steelman, wife and husband as joint tenants** and to the heirs and assigns of such Grantee forever, all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

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

Lot 30 as shown on the map of TOPAZ RANCH ESTATES UNIT NO. 3 according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on March 31, 1969, in Book 1 of Maps, Page 221, as Document No. 44091.

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: Feb 17, 2023

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

Suzanne Luck
Suzanne Luck

State of Nevada)
County of Douglas) ss

This instrument was acknowledged before me on the 17th day of February, 2023
By: Suzanne Luck

Signature: Lisa Voelka
Notary Public

Lisa Voelka
My Commission Expires: 5/31/26



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1022-09-002-057
 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 \$ 379,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) ()
 c. Transfer Tax Value: \$ 379,000.00
 d. Real Property Transfer Tax Due \$ 1,478.10

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 Suzanne Luck Capacity Grantor

Signature Lisa Steelman Capacity Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Suzanne Luck
 Address: 3705 Ballman Way
 City: Wellington
 State: NV Zip: 89444

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Lisa Steelman and Tony Steelman
 Address: 3241 DELMAR AVE
 City: WOODMIS
 State: CA Zip: 95650

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Stewart Title Company Escrow # 1912990 MF
 Address: 5390 Kietzke Ln., Suite 101
 City: Reno State: NV Zip: 89511

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED