

DOUGLAS COUNTY, NV
RPTT:\$1501.50 Rec:\$40.00
\$1,541.50 Pgs=3

2023-994704
03/15/2023 12:25 PM

SIGNATURE TITLE - ZEPHYR COVE
SHAWNYNE GARREN, RECORDER

A.P.N.: 1319-19-212-039

RECORDING REQUESTED BY:
Signature Title Company LLC
212 Elks Point Road, Suite 445, P.O. Box 10297
Zephyr Cove, NV 89448

**MAIL RECORDED DOCS AND
TAX STATEMENTS TO:**

Brian Whitaker, Cody Welch
4510 American River Dr
Sacramento, CA 95864

Escrow No.: ZC3499-JL

RPTT \$1,501.50

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

Nick Van Heel, A Single Man

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant,
Bargain, Sell, and Convey to:

**Brian Whitaker, A Single Man and Cody Welch, A Single Man as Joint Tenants with Right of
Survivorship**

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

See Attached Exhibit "A"

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

Signature Page attached and made a part hereof.

Nick Van Heel

Nick Van Heel

STATE OF Idaho
COUNTY OF Ada

} ss:

This instrument was acknowledged before me on March 4th 2023,

by Nicholas Vanheel

Bridget Frater
Notary Public _____ (seal)

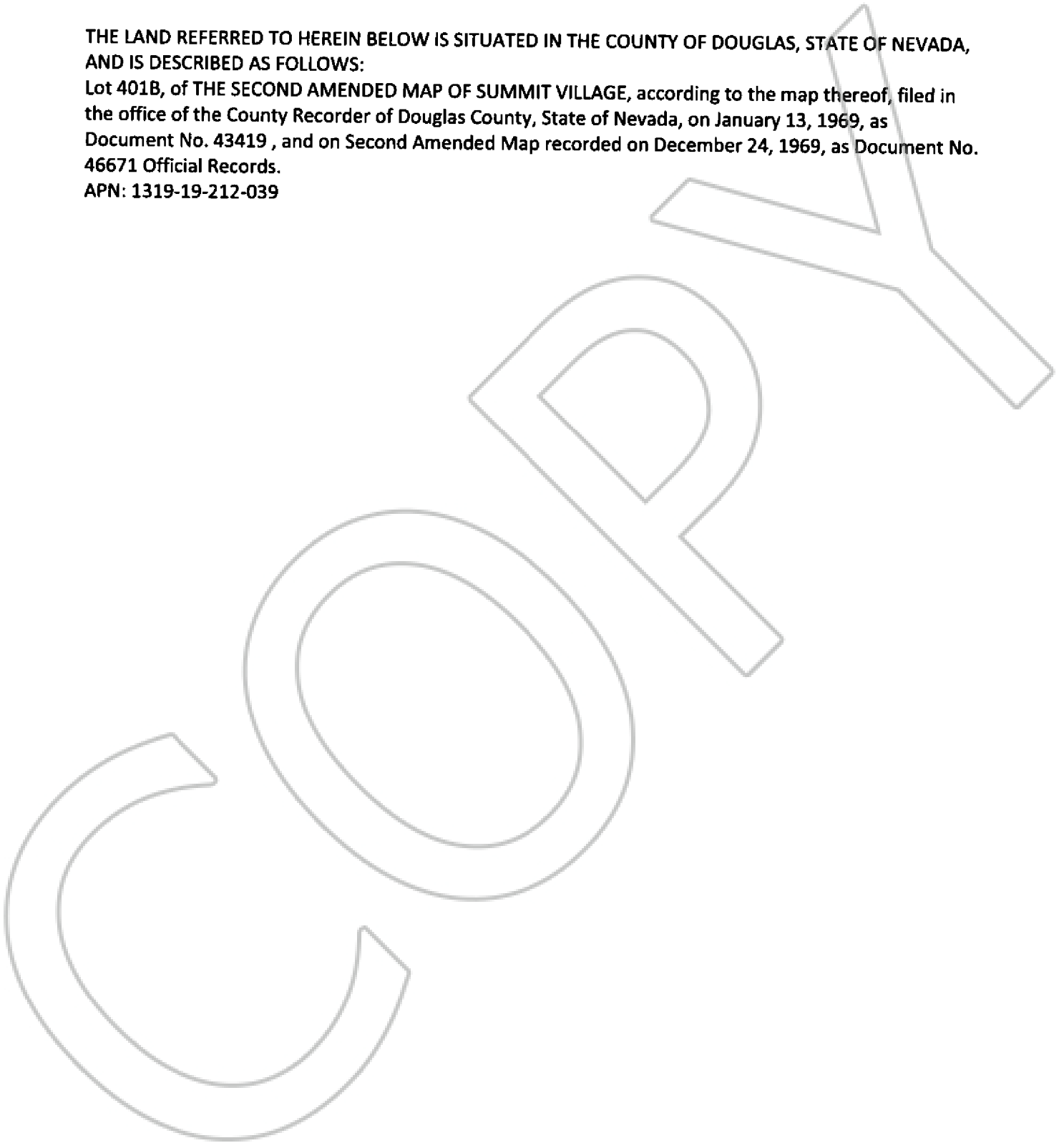
Bridget Frater
Commission Number: 20230261
Notary Public
State of Idaho
My Commission Expires: 01/19/2029

**LEGAL DESCRIPTION
EXHIBIT "A"**

**THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DOUGLAS, STATE OF NEVADA,
AND IS DESCRIBED AS FOLLOWS:**

**Lot 401B, of THE SECOND AMENDED MAP OF SUMMIT VILLAGE, according to the map thereof, filed in
the office of the County Recorder of Douglas County, State of Nevada, on January 13, 1969, as
Document No. 43419 , and on Second Amended Map recorded on December 24, 1969, as Document No.
46671 Official Records.**

APN: 1319-19-212-039



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 1319-19-212-039
- 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 RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property) \$385,000.00
 Transfer Tax Value \$385,000.00
 Real Property Transfer Tax Due: \$1,501.50

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section _____
- b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____ %

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]

Signature [Signature]

Signature Brian Whitaker

Grantee _____

SELLER (GRANTOR) INFORMATION
(Required)

Print Name: Nick Van Heel
 Address: 1305 N Harrison Blvd
Boise, ID 83702

BUYER (GRANTEE) INFORMATION
(Required)

Print Name: Brian Whitaker
 Address: 4510 American River Dr
Sacramento, CA 95864

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

Print Name: Signature Title Company LLC Escrow #: ZC3499-JL
 Address: 212 Elks Point Road, Suite 445, P.O. Box 10297, Zephyr Cove, NV 89448

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED