

DOUGLAS COUNTY, NV **2023-995269**
RPTT:\$2925.00 Rec:\$40.00
\$2,965.00 Pgs=2 **04/05/2023 09:38 AM**
STEWART TITLE COMPANY - NV
SHAWNYNE GARREN, RECORDER

A.P.N. No.:	1220-09-310-014
R.P.T.T.	\$2,925.00
File No.:	1976122 sa
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
Rose Fettner	
1294 Cedar Brook Court	
Gardnerville, NV 89460	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Carron E. Baxter, Trustee of The Baxter Living Trust, dated November 5, 2018** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Rose Fettner, an unmarried woman**, 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 22, as set forth on that certain Final Map PD 04-009 for CEDAR CREEK, a Planned Development, filed for record on March 9, 2006 in Book 0306 at Page 3246, as Document No. 669544 of 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: March 29, 2023

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

Baxter Living Trust dated November 5, 2018

By: [Signature] Date: 3/29/23
Carron E. Baxter, Trustee

State of NEVADA)
) ss
County of CLARK)

This instrument was acknowledged before me on the 29 day of MARCH, 2023
By: Carron E. Baxter

Signature: [Signature]
Notary Public

My Commission Expires: 6/4/2023



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 1220-09-310-014
- 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

\$ 750,000.00

b. Deed in Lieu of Foreclosure Only (value of property)

(_____)

c. Transfer Tax Value:

\$ 750,000.00

d. Real Property Transfer Tax Due

\$ 2,925.00

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 *Cynthia Haggard* Capacity _____ Escrow _____

Signature _____ Capacity _____ Grantee _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Carron E. Baxter, Trustee of The Baxter Living Trust, dated November 5, 2018
Address: 2335 Hardin Ridge Drive
City: Henderson
State: NV Zip: 89052

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Rose Fettner
Address: 1294 Cedar Brook Court
City: Gardnerville
State: NV Zip: 89460

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

Print Name: Stewart Title Company Escrow # 1976122 sa
Address: 1362 Hwy 395, Suite 109
City: Gardnerville State: NV Zip: 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED