

DOUGLAS COUNTY, NV **2023-995453**
RPTT:\$850.20 Rec:\$40.00
\$890.20 Pgs=2 **04/11/2023 11:52 AM**
STEWART TITLE COMPANY - NV
SHAWNYNE GARREN, RECORDER

A.P.N. No.:	1220-16-310-028
R.P.T.T.	\$ 850.20
File No.:	1970834 MMB
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
Shannon L. Daley-Mortimer	
1277 Redwood Circle, Unit 4	
Gardnerville, NV 89460	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Thomas Chwanec, an unmarried man** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Shannon L. Daley-Mortimer, a widow**, all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

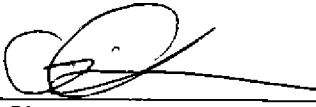
All that certain real property situated in the County of Douglas, State of Nevada, described as follows:

Lot 28, in Building D, as set forth on the Map of SEQUOIA VILLAGE TOWNHOUSES - I, filed for record in the office of the County Recorder of Douglas County, Nevada, on November 14, 1979, in Book 1179, Page 776, as Document No. 38712, and as Corrected By Certificate of Amendment Recorded July 14, 1980, as Document No. 46136.

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 24, 2023

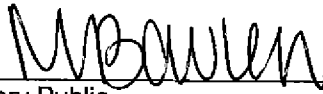
SIGNATURES AND NOTARY ON PAGE 2
THIS GRANT BARGAIN SALE DEED MAY BE SIGNED IN COUNTERPART.



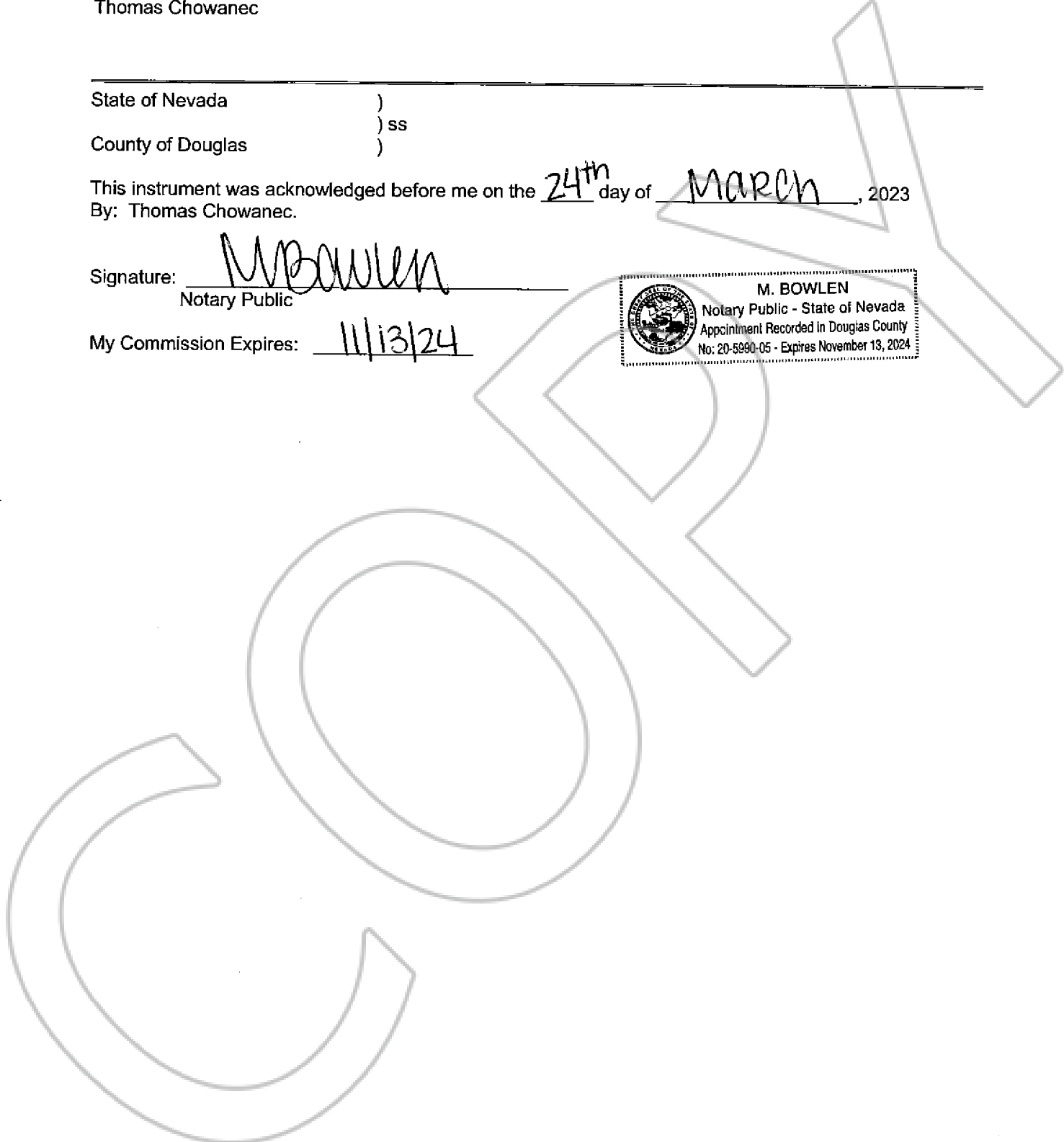
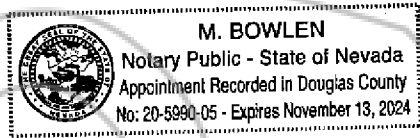
Thomas Chowanec

State of Nevada)
County of Douglas) ss

This instrument was acknowledged before me on the 24th day of MARCH, 2023
By: Thomas Chowanec.

Signature: 
Notary Public

My Commission Expires: 11/13/24



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1220-16-310-028
 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 \$ 218,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 c. Transfer Tax Value: \$ 218,000.00
 d. Real Property Transfer Tax Due \$ 850.20

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 *MBowen* Capacity Escrow Officer
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Thomas Chowanec
 Address: 1725 Grandview Pkwy
 City: Minden
 State: NV Zip: 89423

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Shannon L. Daley-Mortimer
 Address: 1277 Redwood Circle, Unit 4
 City: Gardnerville
 State: NV Zip: 89460

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Stewart Title Company Escrow # 1970834 MMB
 Address: 1362 Hwy 395, Suite 109
 City: Gardnerville State: NV Zip: 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED