

DOUGLAS COUNTY, NV
RPTT:\$1499.55 Rec:\$40.00
\$1,539.55 Pgs=3

2023-995782
04/20/2023 01:46 PM

SIGNATURE TITLE - ZEPHYR COVE
SHAWNYNE GARREN, RECORDER

A.P.N.: 1220-22-110-029

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:**

Andrew Guenther and Jennifer Guenther
PO Box 551348
South Lake Tahoe CA 96155

Escrow No.: ZC3507-JL

RPTT \$1,499.55

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

Ruth S. Holt-Hickox and Charles D. Hickox, wife and husband as joint tenants

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

Kathleen Montoliu, an unmarried woman and Andrew Guenther and Jennifer Guenther husband and wife, all as joint tenants

all that real property in the City of Gardnerville, 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.

Ruth S. Holt-Hickox
Ruth S. Holt-Hickox

Charles D. Hickox
Charles D. Hickox

STATE OF NEVADA } ss:
COUNTY OF DOUGLAS

This instrument was acknowledged before me on 4/12/2023

by RUTH S. HOLT-HICKOX AND CHARLES D. HICKOX

N. Frey (seal)
Notary Public



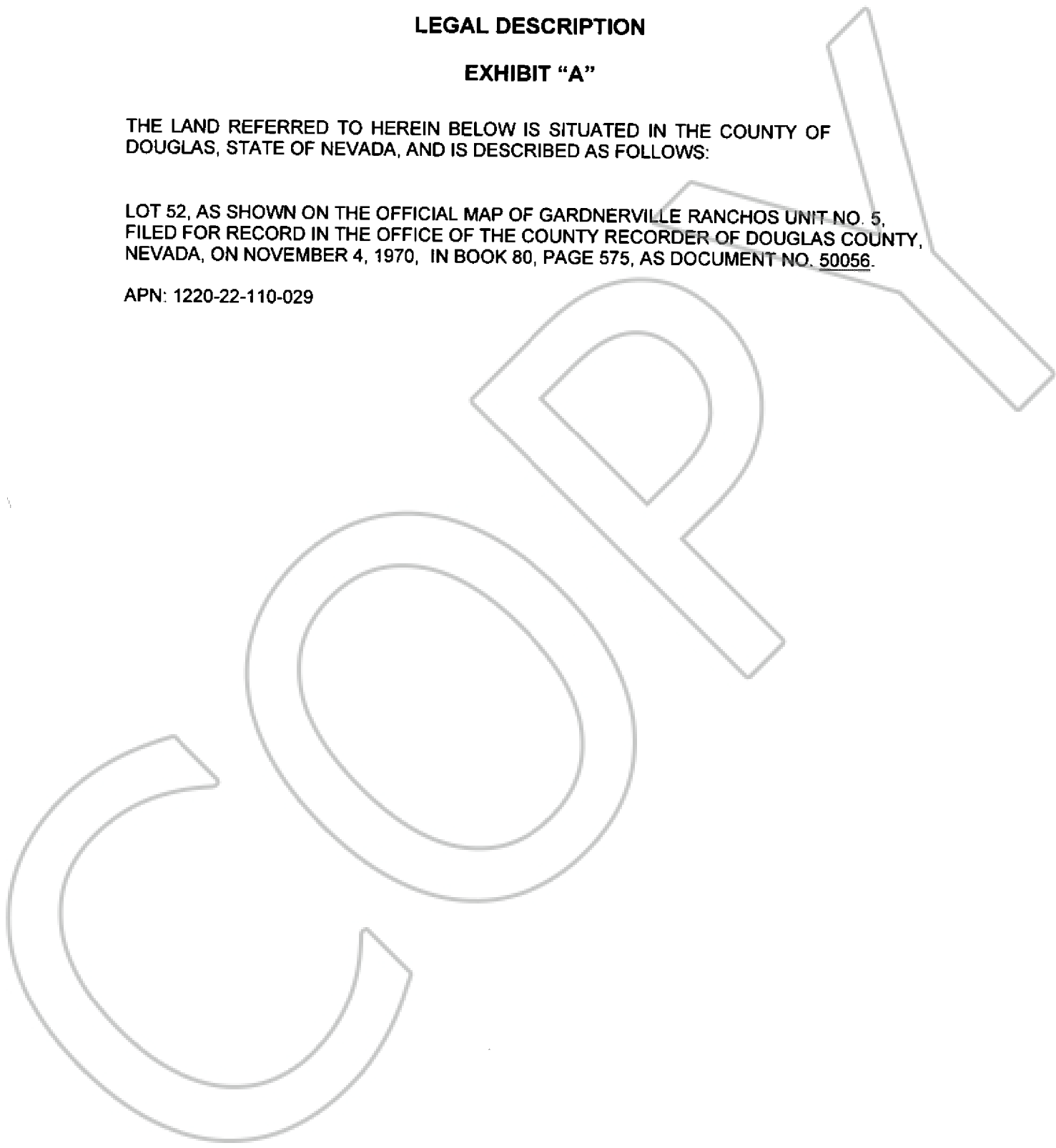
LEGAL DESCRIPTION

EXHIBIT "A"

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

LOT 52, AS SHOWN ON THE OFFICIAL MAP OF GARDNERVILLE RANCHOS UNIT NO. 5, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON NOVEMBER 4, 1970, IN BOOK 80, PAGE 575, AS DOCUMENT NO. 50056.

APN: 1220-22-110-029



STATE OF NEVADA
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

- a) 1220-22-110-029
- 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)	<u>\$384,450.00</u>
Transfer Tax Value	<u>\$384,450.00</u>
Real Property Transfer Tax Due:	<u>\$1,499.55</u>

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]

Grantor [Signature]

Signature Ruth S. Holt

Grantee _____

SELLER (GRANTOR) INFORMATION
(Required)

Print Name: Ruth S. Holt-Hickox Print Name _____
Address: 770 LONG VALLEY RD Address: _____
GARDNERVILLE NV 89460

BUYER (GRANTEE) INFORMATION
(Required)

Print Name: Andrew Guenther
Address: PO BOX 551348
S. LAKE TAHOE CA 96155

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

Print Name: Signature Title Company LLC Escrow #: ZC3507-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