

A.P.N.: 1320-30-717-049  
File No: 143-2662864 (et)  
R.P.T.T.: \$0#5

When Recorded Mail To: Mail Tax Statements To:  
Janet Christine Jones, and Charles Dean Mairs and Adrienne  
Dawn Mairs  
894 Furlong Drive  
Minden, NV 89423

### ***GRANT, BARGAIN and SALE DEED***

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Charles Mairs and Adrienne Mairs, husband and wife as joint tenants

do(es) hereby *GRANT, BARGAIN and SELL* to

Janet Christine Jones, an unmarried woman and Charles Dean Mairs and Adrienne Dawn  
Mairs, husband and wife, all as joint tenants

the real property situate in the County of Douglas, State of Nevada, described as follows:

**LOT 49 AS SHOWN ON THE FINAL SUBDIVISION MAP FOR THE DOWNS AT MONTE  
VISTA RECORDED IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER ON  
JANUARY 14, 2022 AS DOCUMENT NO. 2022-979855, OFFICIAL RECORDS OF  
DOUGLAS COUNTY, STATE OF NEVADA.**

*TOGETHER* with all tenements, hereditaments and appurtenances, including easements and  
water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents,  
issues or profits thereof.

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now  
of record.

*Charles Mairs*

Charles Mairs

*Adrienne Mairs*

Adrienne Mairs

STATE OF **NEVADA** )  
 )  
 ) :ss.  
 )  
COUNTY OF **DOUGLAS** )

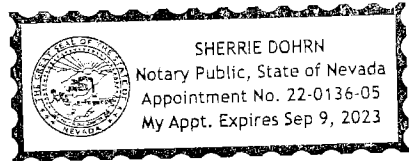
This instrument was acknowledged before me on this:

17th day of April 2023.

By: **Charles Mairs and Adrienne Mairs**

By: *[Signature]*  
Sherrie Dohrn

Notary Public  
(My commission expires: 9/9/23 )



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1320-30-717-049
- 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
- i)  Other \_\_\_\_\_

**FOR RECORDERS OPTIONAL USE**

Book \_\_\_\_\_ Page: \_\_\_\_\_  
Date of Recording: \_\_\_\_\_  
Notes: \_\_\_\_\_

- 3. a) Total Value/Sales Price of Property: \$0.00
- b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )
- c) Transfer Tax Value: \$0.00
- d) Real Property Transfer Tax Due \$0.00

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: #5
- b. Explain reason for exemption: Adding mother to title for no consideration

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: *Charles Mairs*  
Signature: *Adrienne Mairs*

Capacity: *GRANTOR*  
Capacity: *Grantor*

**SELLER (GRANTOR) INFORMATION  
(REQUIRED)**

**BUYER (GRANTEE) INFORMATION  
(REQUIRED)**

Print Name: Charles Mairs and Adrienne Mairs  
Address: 894 Furlong Drive  
City: Minden  
State: NV Zip: 89423

Charles Dean Mairs and  
Adrienne Dawn Mairs and  
Print Name: Janet Jones  
Address: 894 Furlong Drive  
City: Minden  
State: NV Zip: 89423

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

First American Title Insurance  
Print Name: Company  
Address: 1663 US Highway 395, Suite 101  
City: Minden

File Number: 143-2662864 et/ et  
State: NV Zip: 89423

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)