

DOUGLAS COUNTY, NV

**2023-995993**

RPTT:\$819.00 Rec:\$40.00

\$859.00 Pgs=3

**04/27/2023 12:17 PM**

TICOR TITLE - RENO (LAKESIDE)

SHAWNYNE GARREN, RECORDER

**WHEN RECORDED MAIL TO:**

Jennifer Richmond  
P.O. Box 1404  
Hanalei, HI 96714

**MAIL TAX STATEMENTS TO:**

Same as above

Escrow No. 2301095-SL

The undersigned hereby affirms that this document submitted for recording does not contain the social security number of any person or persons.

(Pursuant to NRS 239b.030)

APN No.: 1219-03-002-102

R.P.T.T. \$ 819.00

SPACE ABOVE FOR RECORDER'S USE ONLY

**GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH: That David A. Lawton and Sabrena M. Lawton, husband and wife

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Jennifer Richmond, a single woman

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

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

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

Signature and notary acknowledgement on page two.

David A. Lawton  
David A. Lawton

Sabrina M. Lawton  
Sabrena M. Lawton

STATE OF CALIFORNIA  
COUNTY OF CONTRA COSTA

} ss:

This instrument was acknowledged before me on, April 26th, 2023  
by David A. Lawton and Sabrena M. Lawton

[Signature]  
NOTARY PUBLIC

This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow No. 02301095.



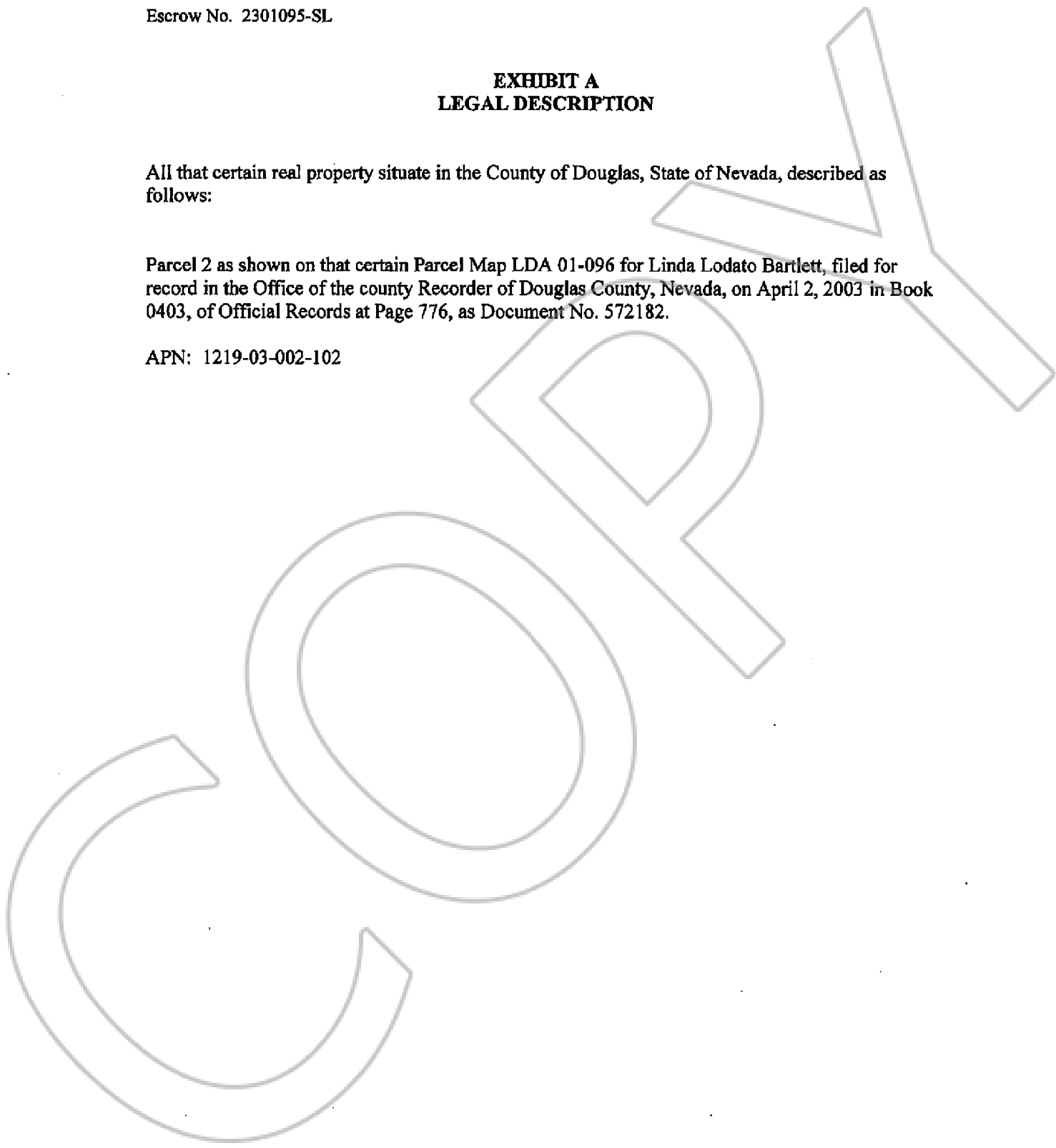
Escrow No. 2301095-SL

**EXHIBIT A  
LEGAL DESCRIPTION**

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

Parcel 2 as shown on that certain Parcel Map LDA 01-096 for Linda Lodato Bartlett, filed for record in the Office of the county Recorder of Douglas County, Nevada, on April 2, 2003 in Book 0403, of Official Records at Page 776, as Document No. 572182.

APN: 1219-03-002-102



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a. 1219-03-002-102  
 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 ONLY**  
 Book \_\_\_\_\_ Page \_\_\_\_\_  
 Date of Recording: \_\_\_\_\_  
 Notes: \_\_\_\_\_

3. a. Total Value/Sales Price of Property: \$ 210,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_  
 c. Transfer Tax Value \$ 210,000.00  
 d. Real Property Transfer Tax Due: \$ 819.00

4. **If Exemption Claimed**  
 a. Transfer Tax Exemption, per NRS 375.090, Section \_\_\_\_\_  
 b. Explain Reason for Exemption: \_\_\_\_\_

5. Partial Interest: Percentage being transferred: \_\_\_\_\_ %  
 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 David A. Lawton Capacity Seller  
 Signature Salvina M. Lawton Capacity Settee

**SELLER (GRANTOR) INFORMATION**  
 (REQUIRED)  
 Print Name: David A. Lawton  
 Address: 1550 Trawler Street  
 City: Discovery Bay  
 State: CA Zip: 94505

**BUYER (GRANTEE) INFORMATION**  
 (REQUIRED)  
 Print Name: Jennifer Richmond  
 Address: P.O. Box 1404  
 City: Hanalei  
 State: HI Zip: 96714

**COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)**  
 Print Name: Ticor Title of Nevada, Inc. Escrow No.: 02301095-004-SL  
 Address: 3655 Lakeside Drive  
 City, State, Zip: Reno, NV 89509

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED