

A.P.N.: 1220-03-111-011
File No: 143-2664142 (et)
R.P.T.T.: \$2,340.00

DOUGLAS COUNTY, NV
RPTT:\$2340.00 Rec:\$40.00
\$2,380.00 Pgs=2
2023-996274
05/08/2023 02:04 PM
FIRST AMERICAN TITLE MINDEN
SHAWNYNE GARREN, RECORDER

When Recorded Mail To: Mail Tax Statements To:
Vivian Elizabeth Watson
1362 Branden Lane
Gardnerville, NV 89410

GRANT, BARGAIN and SALE DEED

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

Clifford J. Olsen and Sherry A. Olsen, husband and wife as community property with right of survivorship

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

Vivian Elizabeth Watson, an unmarried woman

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

LOT 11, BLOCK A, AS SHOWN ON THE MAP ENTITLED, FINAL SUBDIVISION MAP PLANNED UNIT DEVELOPMENT PD 03-010 STODICK ESTATES SOUTH PHASE 2, IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, FILED JUNE 6, 2005 IN BOOK 0605 AT PAGE 1634 AS DOCUMENT NO. 646056 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

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.

Clifford J. Olsen
Clifford J. Olsen

Sherry A. Olsen
Sherry A. Olsen

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

This instrument was acknowledged before me on May 3, 2023 by **Clifford J. Olsen and Sherry A. Olsen.**

Marsy Linn Harrell
Notary Public
(My commission expires: 6-10-2028)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. 143-2664142.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1220-03-111-011
- 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: \$600,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$600,000.00
- d) Real Property Transfer Tax Due \$2,340.00

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 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: Clifford J. Olsen

Capacity: Grantor/Grantor

Signature: Sherry A. Olsen

Capacity: Grantor

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

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

Print Name: Olsen

Print Name: Vivian Elizabeth Watson

Address: 952 Los Alamos St

Address: 1362 Branden Lane

City: Minden

City: Gardnerville

State: NV Zip: 89423

State: NV Zip: 89410

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

Print Name: Company

File Number: 143-2664142 et/ et

Address: 1663 US Highway 395, Suite 101

City: Minden

State: NV Zip: 89423

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