

APN: 1318-23-810-016

**Recording Requested By  
And When Recorded Mail To:**

Minden Lawyers, LLC  
P.O. Box 2860  
Minden, NV 89423

**Mail Tax Statements to:**

John Baerthlein  
P.O. Box 2165  
Stateline NV 89449



00167829202309963360040044

SHAWNYNE GARREN, RECORDER

E06

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

Pursuant to NRS 239B.030, I, the undersigned, affirm that this document submitted for recording does not contain the social security number of any person or persons.

**The undersigned grantor declares documentary transfer tax is: \$ 0.00**

**GRANT, BARGAIN, AND SALE DEED**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Kristin Sidorak, guardian of grantor herein and on behalf of grantor, Alexis Baerthlein, also known as Alexis Carol, an unmarried woman ("Grantor"), does hereby GRANT, BARGAIN, SELL, and CONVEY to John Howard Baerthlein, an unmarried man, all of her right, title and interest in that certain real property located at 190 Cottonwood Dr., Stateline, NV 89449 situate in the County of Douglas, State of Nevada, more particularly described as follows:


Lot 18, in Block A, as shown on the Official Map of KINGSBURY MEADOWS SUBDIVISION, filed for record in the office of the County Recorder of Douglas County, Nevada, on July 5, 1955, as file No. 10542.

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

The recording of this deed has been authorized by order filed May 8, 2023 by the Ninth Judicial District Court, case number 2023-DI-00052, which order is recorded concurrently herewith.

***Pursuant to NRS §111.312, this legal description was previously recorded on February 18, 2015, in the Official Records of Douglas County as Document No. 2015-857124.***

DATED this \_\_\_ day of May 2023.

By:   
Kristin Sidorak, Guardian for Alexis Carol, aka  
Alexis Baerthlein

STATE OF NEVADA        )  
                                  ) ss:  
COUNTY OF DOUGLAS    )

On the 9<sup>th</sup> day of May 2023, before me, a Notary Public personally appeared Kristin Sidorak proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person or entities upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

SEE ATTACHMENT  
FOR NOTARY SEAL

\_\_\_\_\_  
Notary Public

# ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of El Dorado )

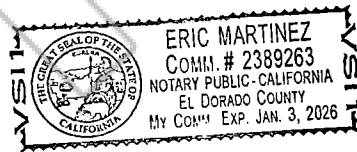
On 05.09.2023 before me, Eric Martinez, Notary Public  
(insert name and title of the officer)

personally appeared Kristin Sidorak  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (Seal)



STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) 1318-23-810-016  
 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. Total Value/Sales Price of Property: \$ \_\_\_\_\_  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_  
 Transfer Tax Value: \$ \_\_\_\_\_  
 Real Property Transfer Tax Due: \$ \_\_\_\_\_

4. If Exemption Claimed:  
 a. Transfer Tax Exemption per NRS 375.090, Section # 6  
 b. Explain Reason for Exemption: transfer of title pursuant to divorce decree

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] Capacity \_\_\_\_\_ Buyer

Signature [Signature] Capacity \_\_\_\_\_ Seller

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

Alexis Baerthlein, aka Alexis Carol, by Kristin  
 Print Name: Sidorak, guardian  
 Address: P.O. Box 2165  
 City: Stateline  
 State: NV Zip: 89449

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

John Baerthlein  
 Print Name: \_\_\_\_\_  
 Address: P.O. Box 2165  
 City: Stateline  
 State: NV Zip: 89449

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Minden Lawyers, LLC Escrow # \_\_\_\_\_  
 Address: 990 Ironwood Drive, Suite 300  
 City: Minden State: NV Zip: 89423