

DOUGLAS COUNTY, NV **2023-996420**
RPTT:\$2090.40 Rec:\$40.00
\$2,130.40 Pgs=3 05/15/2023 09:21 AM
TICOR TITLE - GARDNERVILLE
SHAWNYNE GARREN, RECORDER

WHEN RECORDED MAIL TO:
Shannon Yvette Fitzgibbons
1429 Honeylocust Avenue
Gardnerville, NV 89410

MAIL TAX STATEMENTS TO:
SAME AS ABOVE

Escrow No. 2300549-RLT

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.: 1220-03-210-029
R.P.T.T. \$2,090.40

SIGNED IN COUNTERPART

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Stephen vonRumpf and Margaret vonRumpf, Husband and Wife as community property with right of survivorship

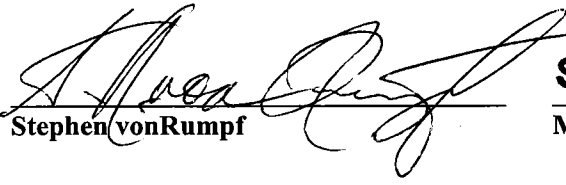
FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Shannon Yvette Fitzgibbons, an unmarried woman

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

Lot 49, Block J, as set forth on Final Subdivision Map LDA 01-047, Planned Unit Development for ARBOR GARDENS, PHASE 1, filed for record in the office of the County Recorder of Douglas County, State of Nevada on October 18, 2002, Book 1002, Page 8115, as Document No. 555262, and by Certificate of Amendment recorded February 20, 2003, in Book 0203, at Page 7818, as Document No. 567590, and September 28, 2004 in Book 904, at Page 11209, as Document No. 625221.

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

Signature and notary acknowledgement on page two.

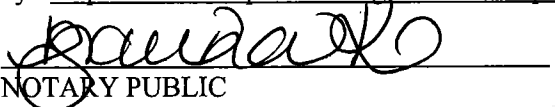

Stephen vonRumpf

SIGNED IN COUNTERPART
Margaret vonRumpf

STATE OF NEVADA
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on May 8 2023
by Stephen vonRumpf and Margaret vonRumpf &


NOTARY PUBLIC

This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow
No. 02300549.

 SHAWNA KENNEDY
Notary Public - State of Nevada
Appointment Recorded in Lyon County
No: 22-6642-12 - Expires December 1, 2025



SIGNED IN COUNTERPART

Stephen vonRumpf

Margaret vonRumpf
Margaret vonRumpf

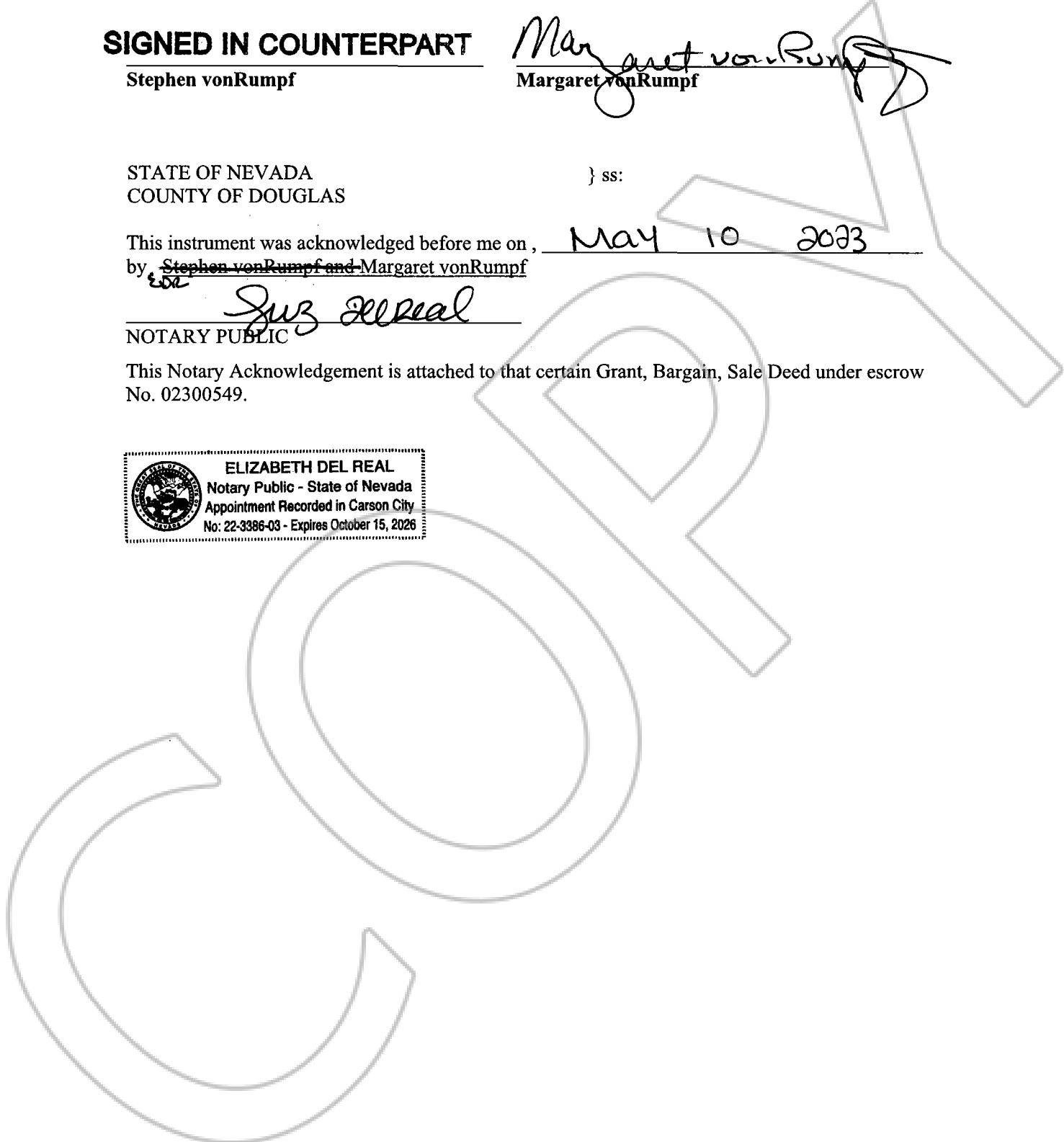
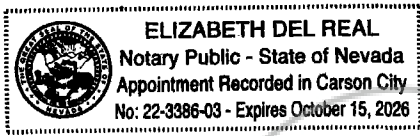
STATE OF NEVADA
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on, May 10 2023
by ~~Stephen vonRumpf and Margaret vonRumpf~~

Elizabeth Del Real
NOTARY PUBLIC

This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow No. 02300549.



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a. 1220-03-210-029
 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
 i. Other _____

FOR RECORDERS OPTIONAL USE ONLY
 Book _____ Page _____
 Date of Recording: _____
 Notes: _____

3. a. Total Value/Sales Price of Property: \$ 536,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) \$ _____
 c. Transfer Tax Value \$ 536,000.00
 d. Real Property Transfer Tax Due: \$ 2,090.40

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 Sub Deedee Capacity Agent
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Stephen vonRumpf and Margaret vonRumpf
 Address: 1913 MOLLY DR
 City: CARSON CITY
 State: NV Zip: 89106

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Shannon Yvette Fitzgibbons
 Address: 1429 Honey Locust Ave
 City: Gardnerville
 State: NV Zip: 89410

COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)
 Print Name: Ticor Title of Nevada, Inc. Escrow No.: 02300549-020-RLT
 Address: 1483 US Highway 395 N, Suite B
 City, State, Zip: Gardnerville, NV 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED