

DOUGLAS COUNTY, NV **2023-996482**
RPTT:\$1150.50 Rec:\$40.00
\$1,190.50 Pgs=2 **05/16/2023 12:30 PM**
TICOR TITLE - CC (NVTH3K)
SHAWNYNE GARREN, RECORDER

WHEN RECORDED MAIL TO:

Joel Frey
3801 Marble Court
Wellington, NV 89444

MAIL TAX STATEMENTS TO:

SAME AS ABOVE

Escrow No. 2301129-DKD

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.: 1022-10-001-010
R.P.T.T. \$1,150.50

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Clarence R. Strickland and Sarah Strickland, husband and wife, as joint tenants with right of survivorship

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Joel Frey and Paige Frey, husband and wife, as joint tenants

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

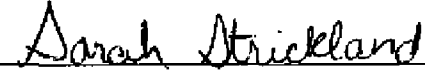
All that certain real property situate in the City of Wellington, County of Douglas, State of Nevada, described as follows:

Lot 67 as shown on the official map of TOPAZ RANCH ESTATES UNIT NO. 2, filed in the office of the County Recorder of Douglas County, State of Nevada, on February 20, 1967, in Book 47, Page 761, as Document No. 35464.

APN: 1022-10-001-010

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


Clarence R. Strickland

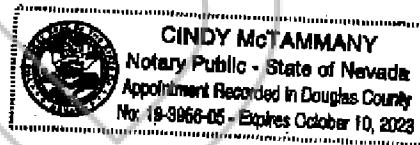

Sarah Strickland

STATE OF NEVADA
COUNTY OF *Carsen City*

} ss:

This instrument was acknowledged before me on, May 15th, 2023
by Clarence R. Strickland and Sarah Strickland


NOTARY PUBLIC



This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow
No. 02301129.

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a. 1022-10-001-010
 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: \$ 295,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) \$ _____
 c. Transfer Tax Value \$ 295,000.00
 d. Real Property Transfer Tax Due: \$ 1,150.50

4. **If Exemption Claimed**
 a. Transfer Tax Exemption, per NRS 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 [Signature] Capacity Grantor
 Signature Sarah Strickland Capacity Grantor

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

Print Name: Clarence R. Strickland and Sarah Strickland
 Address: 2000 California Street Apt 100
 City: Carson City
 State: NV Zip: 89701

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

Print Name: Joel Frey and Paige Frey
 Address: 3801 Marble Ct
 City: Wellington
 State: NV Zip: 89444

COMPANY/PERSON REQUESTING RECORDING (Required If not Seller or Buyer)

Print Name: Ticor Title of Nevada, Inc. Escrow No.: 02301129-010-DKD
 Address: 307 W. Winnie Lane Suite #1
 City, State, Zip: Carson City, NV 89703

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED