

A.P.N.: 1220-24-501-038  
File No: 143-2664010 (et)  
R.P.T.T.: \$2,749.50

DOUGLAS COUNTY, NV  
RPTT:\$2749.50 Rec:\$40.00  
\$2,789.50 Pgs=3 2023-996641  
05/19/2023 12:46 PM  
FIRST AMERICAN TITLE MINDEN  
SHAWNYNE GARREN, RECORDER

When Recorded Mail To: Mail Tax Statements To:  
Teresa Ann Buckner  
3633 Scorpio Drive  
Sacramento, CA 95827

### ***GRANT, BARGAIN and SALE DEED***

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

Matthew Desmond Delgado, a single man and Dana M. Kerby, a single woman as joint tenants with right of survivorship

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

Teresa Ann Buckner, a single person

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

**A PORTION OF PARCELS 3 AND 4, AS SHOWN ON THAT PARCEL MAP LOT 12 RUHENSTROTH RANCHOS SUBD., FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF DOUGLAS COUNTY, NEVADA, ON JULY 26, 1977, IN BOOK 777, AT PAGE 1246, AS FILE NO. 11361, MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**A PORTION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 12 NORTH, RANGE 20 EAST, M.D.B. & M., DOUGLAS COUNTY, NEVADA, DESCRIBED AS FOLLOWS:**

**COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 24, A SET FORTH ON THAT CERTAIN PARCEL MAP LOT 12 RUHENSTROTH RANCHOS SUBD., THAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON THE 26TH DAY OF JULY, 1977, IN BOOK 777, AT PAGE 1246, AS FILE NO. 11361, OF OFFICIAL RECORDS;**

**THENCE WEST 151.52 FEET ALONG THE NORTHERLY LINE OF SAID SECTION 24 TO THE POINT OF BEGINNING;  
THENCE CONTINUING WEST, 144.61 FEET;  
THENCE SOUTH, 331.00 FEET;  
THENCE EAST, 144.61 FEET;  
THENCE NORTH 331.00 FEET TO THE POINT OF BEGINNING**

**NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN**

**THAT CERTAIN DOCUMENT RECORDED JULY 27, 2021 AS INSTRUMENT NO. 2021-971522 OF OFFICIAL RECORDS.**

*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.

**DRAFT**



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a) 1220-24-501-038  
 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: \$705,000.00  
 b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )  
 c) Transfer Tax Value: \$705,000.00  
 d) Real Property Transfer Tax Due \$2,749.50

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: [Signature]  
 Signature: \_\_\_\_\_

Capacity: Agent  
 Capacity: \_\_\_\_\_

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

Matthew Desmond Delgado and  
 Print Name: Dana Kerby  
 Address: 1981 DeWito Can  
 City: CANDORVILLE  
 State: NV      Zip: 89410

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

Print Name: Teresa Ann Buckner  
 Address: 3633 Scorpio Drive  
 City: Sacramento  
 State: CA      Zip: 95827

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

First American Title Insurance  
 Print Name: Company      File Number: 143-2664010 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)