

A.P.N.: 1319-19-212-017
File No: 143-2664872 (et)
R.P.T.T.: \$2,067.00

When Recorded Mail To: Mail Tax Statements To:
Erin Woods
PO Box 2896
Stateline, NV 89449

GRANT, BARGAIN and SALE DEED

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

Tammy Simpson and Benjamin Simpson, wife and husband as joint tenants with right of survivorship

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

Erin Woods, an unmarried woman

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

PARCEL B, AS SHOWN ON THAT PARCEL MAP FOR LAWRENCE GRADO RECORDED APRIL 24, 1980, IN BOOK 480 OF OFFICIAL RECORDS, AT PAGE 1357, AS FILE NO. 43926, DOUGLAS COUNTY, NEVADA, BEING A PARCEL MAP OF:

LOT 456, AS SHOWN ON THE SECOND AMENDED MAP OF SUMMIT VILLAGE RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA ON JANUARY 13, 1969, AS FILE NO. 43419, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.

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.

Tammy Simpson

Tammy Simpson

Benjamin Simpson

Benjamin Simpson

STATE OF Florida)
 : ss.
COUNTY OF Hillsborough)

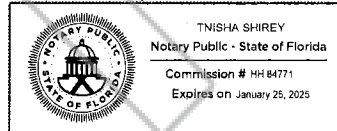
06/13/2023 by

This instrument was acknowledged before me on
Tammy Simpson and Benjamin Simpson.

Tnisha Shirey

Notary Public

(My commission expires: 01/25/2025)



By means of Online Notarization

Notarized online using audio-video communication

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow
No. 143-2664872.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
a) 1319-19-212-017
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: \$530,000.00
b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
c) Transfer Tax Value: \$530,000.00
d) Real Property Transfer Tax Due \$2,067.00

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: [Signature] Capacity: Agent
Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION (REQUIRED)
Tammy Simpson and Benjamin
Print Name: Simpson
Address: 8913 La Cartera St
City: San Diego
State: CA Zip: 92129

BUYER (GRANTEE) INFORMATION (REQUIRED)
Print Name: Erin Woods
Address: PO Box 2896
City: Stateline
State: NV Zip: 89449

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
First American Title Insurance
Print Name: Company File Number: 143-2664872 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)