DOUGLAS COUNTY, NV

2023-997623

RPTT:\$2067.00 Rec:\$40.00 \$2,107.00 Pgs=2

06/16/2023 12:44 PM

FIRST AMERICAN TITLE MINDEN

SHAWNYNE GARREN, RECORDER

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 Cimpon	\ \		
Tammy Simpson Tammy Simpson Benjanin Simpson	\ \		
Benjanin Simpson	\ \		
Benjamin Simpson			
	<))		
Florida)			
. ss.			
COUNTY OF Hillsborough)	\ \ \ /		
	06/13/2023		
This instrument was acknowledged before me onby Tammy Simpson and Benjamin Simpson.			
	TNISHA SHIREY Notary Public - State of Florida		
1 Change	Commission # HH 84771 Expires on January 22, 2025		
Inista Shirey	Op 1		
Notary Public (My commission expires: O1/25/2025)	By means of Online Notarization		
(i.i.) commission exhites:	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

a) 1319-19-212-017 b) c) d) 2. Type of Property a) Vacant Land b) Single Fam. Res. c) X Condo/Twnhse d) 2-4 Plex e) Apt. Bldg. f) Comm'l/Ind'l Date of Recording: g) Agricultural h) Mobile Home i) Other 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:	1.	Assessor Parcel Number(s)	
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Tammy Simpson and Benjamin Print Name: Simpson Print Name: Erin Woods		SELLER (GRANTOR) INFORMATION	
Print Name: Simpson Print Name: Erin Woods	and the same of th		(KEQUIKED)
Address: 8913 La Cartera St // Address: PO Box 2896		t Name: Simpson	
	Add	ress: 8913 La Cartera St	Address: PO Box 2896
City: San Diego City: Stateline	•		
State: CA Zip: 92129 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		t Name: Company	File Number: <u>143-2664872 et/ et</u>
Address 1663 US Highway 395, Suite 101			Chebra, MV
City: Minden State: NV Zip: 89423 (AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)	City		