

DOUGLAS COUNTY, NV **2023-997662**
RPTT:\$1684.80 Rec:\$40.00
\$1,724.80 Pgs=2 **06/16/2023 03:55 PM**
STEWART TITLE COMPANY - NV
SHAWNYNE GARREN, RECORDER

A.P.N. No.:	1022-09-001-014
R.P.T.T.	\$1,684.80
File No.:	2029326 sa
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
Jonathan J. Dunlea and Stephanie L. Leon	
3630 Sandstone Drive	
Wellington, NV 89444	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Terry G. Payne and Josephine D. Payne, Trustees, or their successors in trust, under the Payne Living Trust, dated May 26, 2015, and any amendments thereto** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Stephanie L. Leon and Jonathan J. Dunlea, wife and husband as joint tenants** all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

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

Lot 114 as shown on the map of TOPAZ RANCH ESTATES UNIT NO. 3, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on March 31, 1969, in Book 1 of Maps, Page 221, as Document No. 44091.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: June 2, 2023

SIGNATURES AND NOTARY ON PAGE 2
THIS GRANT BARGAIN SALE DEED MAY BE SIGNED IN COUNTERPART.

Terry G. Payne and Josephine D. Payne, Trustees,
or their successors in trust, under the Payne
Living Trust, dated
May 26, 2015, and any amendments thereto

By: Terry G. Payne Date: 6-2-23
Terry G. Payne, Trustee

By: Josephine D. Payne Date: 6.2.23
Josephine D. Payne, Trustee

State of Mississippi)
County of Harrison) ss

This instrument was acknowledged before me on the 2nd day of June, 2023
Terry G. Payne, Josephine D. Payne, Trustees, or their successors in trust, under the Payne Living Trust,
dated May 26, 2015,, and any amendments thereto

Signature: Monica Fragello
Notary Public

My Commission Expires: 4/2/2026



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1022-09-001-014
 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
 Other _____

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

3. a. Total Value/Sales Price of Property \$ 432,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 c. Transfer Tax Value: \$ 432,000.00
 d. Real Property Transfer Tax Due \$ 1,684.80

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 MBowden Capacity Escrow
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Terry G. Payne, Josephine D. Payne, Trustees, or their successors in trust, under the Payne Living Trust, dated May 26, 2015,, and any amendments thereto
 Address: 1800 Beach Drive, Unit 460
 City: Gulfport
 State: MS Zip: 39507

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Jonathan J. Dunlea and Stephanie L. Leon
 Address: 3630 Sandstone Drive
 City: Wellington
 State: NV Zip: 89444

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Stewart Title Company Escrow # 2029326 sa
 Address: 1362 Hwy 395, Suite 109
 City: Gardnerville State: NV Zip: 89410