

A.P.N.: 1420-35-310-004
File No: 143-2664327 (et)
R.P.T.T.: \$3,822.00

When Recorded Mail To: Mail Tax Statements To:
Peter C. Gustafson and Heidi M. Riedle
1611 Downs Dr.
Minden, NV 89423

GRANT, BARGAIN and SALE DEED

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

Ronald Ray Carpenter and Linda Lee Carpenter, husband and wife as joint tenants

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

Peter C. Gustafson and Heidi M. Riedle, husband and wife as joint tenants with right of survivorship and Benjamin James Schoettgen and Samantha Lynn Schoettgen, husband and wife as joint tenants with right of survivorship, all as tenants in common

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

LOT 4 IN BLOCK A AS SET FORTH ON THE FINAL SUBDIVISION MAP FSM #94-04-01 FOR SKYLINE RANCH PHASE 1, FILED FOR RECORD WITH THE DOUGLAS COUNTY RECORDER ON MAY 11, 2001 IN BOOK 501, PAGE 3298, AS DOCUMENT NO. 514006 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.

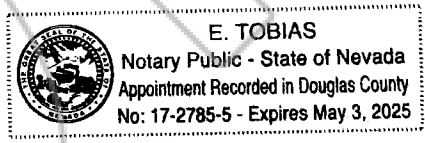
Ronald Ray Carpenter
Ronald Ray Carpenter

Linda L. Carpenter
Linda Lee Carpenter

STATE OF **NEVADA**)
) : ss.
COUNTY OF **DOUGLAS**)

This instrument was acknowledged before me on 11.22.2023 by **Ronald Ray Carpenter and Linda Lee Carpenter.**

E. Tobias
Notary Public
(My commission expires: 5/3/25)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. 143-2664327.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 1420-35-310-004
 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: \$980,000.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$980,000.00
 d) Real Property Transfer Tax Due \$3,822.00

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: _____
 b. Explain reason for exemption: _____

5. Partial Interest: Percentage being transferred: _____ %

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)**

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

Print Name: Ronald Ray Carpenter and Linda Lee Carpenter
 Address: 1565 Virginia Ranch Road Apt 118
 City: Gardnerville
 State: NV Zip: 89410

Peter C. Gustafson and Heidi M. Riedle and Benjamin James Schoettgen and Samantha Schoettgen
 Print Name: Lynn Schoettgen
 Address: 1611 Downs Dr.
 City: Minden
 State: NV Zip: 89423

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

Print Name: First American Title Insurance Company File Number: 143-2664327 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)