

APN NO. 1220-21-810-234

RECORDING REQUESTED BY
IDA STURN



SHAWNYNE GARREN, RECORDER E05

AND WHEN RECORDED MAIL TO
IDA STURN
1366 PATRICIA DRIVE
GARDNERVILLE, NV 89460

SEND SUBSEQUENT TAX BILLS TO:
IDA STURN
1366 PATRICIA DRIVE
GARDNERVILLE, NV 89460

R.P.T.T. : EXEMPT

GRANT, BARGAIN, SALE DEED

State of Nevada
County of Douglas

THIS INDENTURE WITNESSETH: That **IDA E STURN**, Surviving Joint Tenant

FOR \$0.00 (ZERO) CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to **IDA E STURN**, a widower and **RUBY M BEATTY**, a married woman, as Joint Tenants with Rights of Survivorship

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

Lot 417, as shown on the map of GARDNERVILLE RANCHOS UNIT NO. 7, filed for record in the office of the County Recorder of Douglas County, Nevada, on March 27, 1974, as Document No. 72456.

Commonly known as: 1366 Patricia Dr. Gardnerville, NV 89460

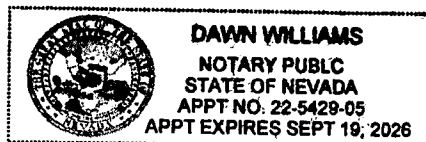
IDA E Sturn

IDA E STURN

State of Nevada
County of Douglas

Subscribed and sworn to (or affirmed) before me, Dawn W. Williams
Notary Public on this 12 day of June, 2023, by Ida E Sturn, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature *IDA* Seal



STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1220-21-810-234
 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 ONLY	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: _____	

3. Total Value/Sales Price of Property: \$ _____
 Deed in Lieu of Foreclosure Only (value of property) (_____
 Transfer Tax Value: \$ _____
 Real Property Transfer Tax Due: \$ _____

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section # 5
 b. Explain Reason for Exemption: A transfer of real property within the first degree of lineal consanguinity or affinity. Adding Daughter

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 IDA STURN Capacity GRANTOR

Signature RUBY BEATTY Capacity GRANTEE

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: IDA STURN
 Address: 1366 PATRICIA DRIVE
 City: GARDNERVILLE
 State: NV Zip: 89460

Print Name: RUBY BEATTY
 Address: 9352 YUCCA WAY
 City: ARVADA
 State: CO Zip: 80005

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

Print Name: _____ Escrow # _____
 Address: _____
 City: _____ State: _____ Zip: _____

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)