



A. P. No. 1220-24-501-051

R.P.T.T. -0-

SHAWNYNE GARREN, RECORDER

E04

When recorded mail to:
Theresa M. Larsen
1988 Sorrel Lane
Gardnerville, NV 89410

Mail tax statements to:
Same as above

**AFFIRMATION PURSUANT TO
NRS 111.312(1)(2) AND 239B.030(4)**

Pursuant to NRS 239B.030, the undersigned, hereby affirm(s) that the below document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons.

DEED

THIS INDENTURE WITNESSETH: That NATHAN NEWTON, an unmarried man, former spouse of Grantee, in consideration of the sum of Ten Dollars (\$10.00), the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and convey to THERESA M. LARSEN, an unmarried woman, whose address is: 1988 Sorrel Lane, Gardnerville, NV 89410, all his right, title and interest in that real property situate in the City of Gardnerville, County of Douglas, State of Nevada, described as follows:

Parcel 1:

A parcel of land being situated in the Northeast 1/4 of Section 24, Township 12 North, Range 20 East, M.D.B.&M., and further being a portion of Lot 9, as shown on the amended plat of Ruhenstroth Ranchos Subdivision, filed

for record in the office of the County Recorder of Douglas County, Nevada, on March 11, 1976, as Document No. 88873, more particularly described as follows:

Parcel D, as set forth on that certain Parcel Map filed for record in the office of the County Recorder of Douglas County Nevada, on August 29, 1977, as Document No. 12399 of Official Records.

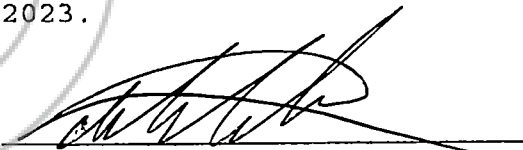
Parcel 2:

Together with a road utility easement over and across the Southerly 25 feet of lot 9, in the herein-above mentioned subdivision, as set forth on that certain Parcel Map filed for record in the office of the County Recorder of Douglas county, Nevada, on August 29, 1977, as Document No. 12399 of Official Records.

TOGETHER WITH all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

SUBJECT, HOWEVER, to two Deeds of Trust one of which was recorded May 14, 2021, as Document No. 2021-967436, Official Records, Douglas County, Nevada and the other Revolving Credit Deed of Trust was recorded October 5, 2021, as Document No. 2021-975086, Official Records, Douglas County, Nevada, which Grantee agrees to pay.

DATED 6/26/, 2023.


Nathan Newton

STATE OF Nevada)
) ss
COUNTY OF Douglas)

This instrument was acknowledged before me on
June 26, 2023, by NATHAN NEWTON.



(Notary Public)



COOPER

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number (s)

a) 1220-24-501-051

2. Type of Property:

- a) Vacant Land b) Single Fam Res.
- c) Condo/Twnhse d) 2-4 Plex
- e) At. Bldg. f) Comm'l/Ind'l
- g) Agricultural h) Mobile Home
- i) Other

FOR RECORDERS OPTIONAL USE ONLY
Notes: _____
Doc # 967435

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property) \$ _____
 Transfer Tax Value: \$ _____
 Real Property Transfer Tax Due: \$ 0.00

4. If Exemption Claimed:

a. Transfer Tax Exemption, per NRS 375.090, Section: 4

b. Explain Reason for Exemption: A transfer of title without consideration from one joint tenant or tenant in common to one or more remaining joint tenants or tenants in common.

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 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 _____ Capacity Grantor
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION BUYER (GRANTEE) INFORMATION

(REQUIRED)	(REQUIRED)
Print Name: Nathan Newton	Print Name: Theresa M. Larsen
Address: 1988 Sorrel Lane	Address: 1988 Sorrel Lane
City: Gardnerville	City: Gardnerville
State: NV Zip: 89410	State: NV Zip: 89410

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: _____ Escrow No. _____
 Address: _____
 City: _____ State: _____ Zip: _____

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)