

DOUGLAS COUNTY, NV
RPTT:\$4056.00 Rec:\$40.00
\$4,096.00 Pgs=3

2023-998615
07/17/2023 11:40 AM

SIGNATURE TITLE - ZEPHYR COVE
SHAWNYNE GARREN, RECORDER

A.P.N.: 1420-28-601-027

RECORDING REQUESTED BY:
Signature Title Company LLC
212 Elks Point Road, Suite 445, P.O. Box 10297
Zephyr Cove, NV 89448

**MAIL RECORDED DOCS AND
TAX STATEMENTS TO:**

Jason Lee Green
15118 Bellflower Ct
San Jose CA 95127

Escrow No.: ZC3585-JL

RPTT \$4,056.00

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

Rebecca McGuire Oder, also known as, Rebecca A. McGuire, an unmarried woman as her sole and separate property

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell, and Convey to:

Jason Lee Green, a single man

all that real property in the City of Minden, County of Douglas, State of Nevada, described as follows:

See Attached Exhibit "A"

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Signature Page attached and made a part hereof.

Rebecca A McGuire
Rebecca A McGuire

STATE OF NEVADA
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on 7/17/2023

by Rebecca A. McGuire

J. Lane (seal)
Notary Public

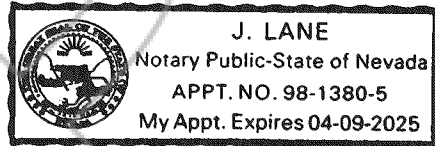
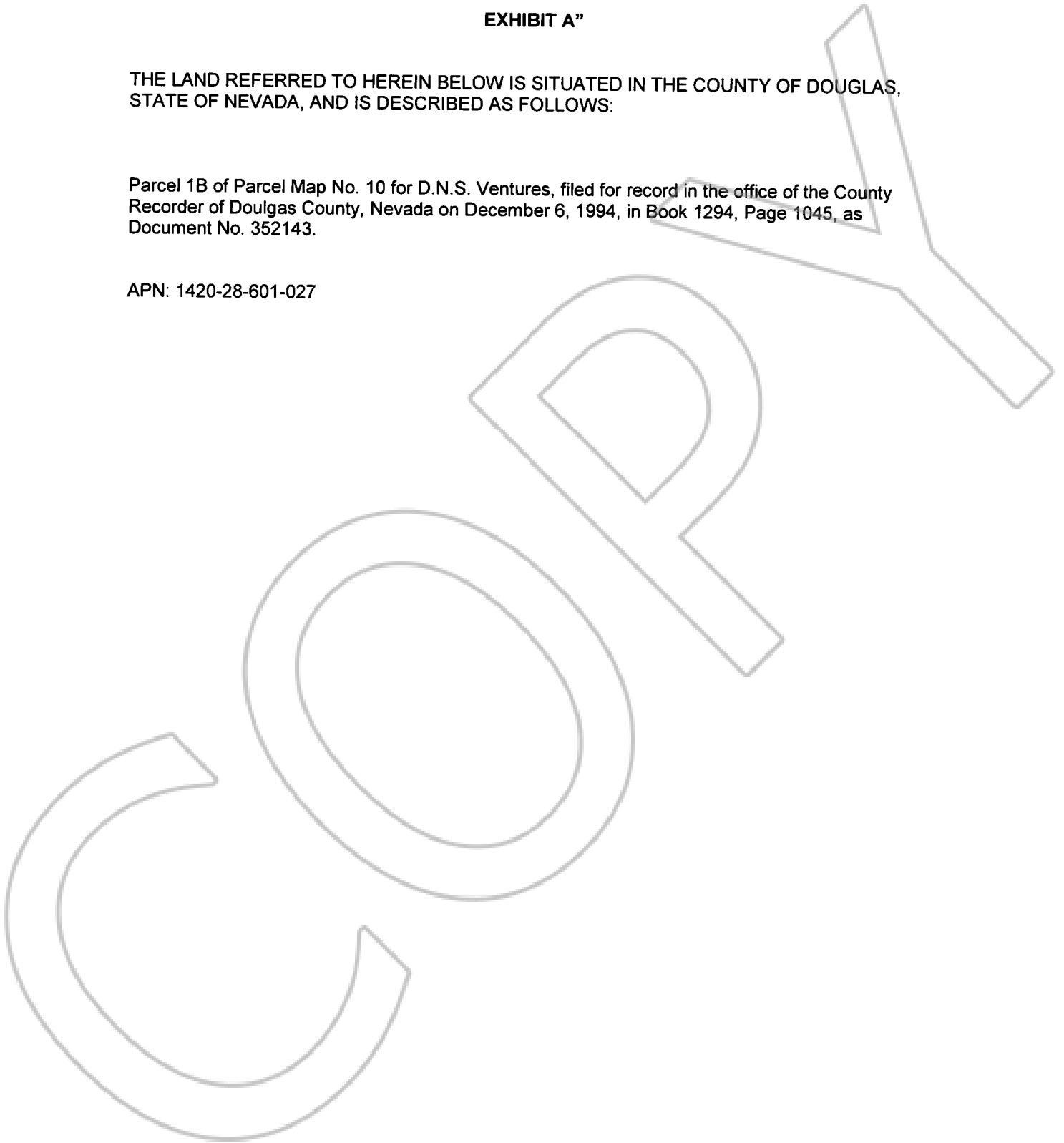


EXHIBIT A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DOUGLAS,
STATE OF NEVADA, AND IS DESCRIBED AS FOLLOWS:

Parcel 1B of Parcel Map No. 10 for D.N.S. Ventures, filed for record in the office of the County
Recorder of Douglas County, Nevada on December 6, 1994, in Book 1294, Page 1045, as
Document No. 352143.

APN: 1420-28-601-027



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 1420-28-601-027
- 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 RECORDER'S 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) \$1,040,000.00
 Transfer Tax Value ()
 Real Property Transfer Tax Due: \$1,040,000.00
\$4,056.00

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 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]

~~Grantor~~ [Signature]

Signature Jason Green

Grantee _____

SELLER (GRANTOR) INFORMATION
(Required)

Print Name: Rebecca A McGuire
 Address: PO Box 1087
New Castle, CA 95658

BUYER (GRANTEE) INFORMATION
(Required)

Print Name: Jason Lee Green
 Address: 15118 Bellflower Ct
San Jose CA 95127

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

Print Name: Signature Title Company LLC Escrow #: ZC3585-JL
 Address: 212 Elks Point Road, Suite 445, P.O. Box 10297, Zephyr Cove, NV 89448

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED