

A.P.N.: 1220-22-410-066  
File No: 143-2665522 (et)  
R.P.T.T.: \$2,067.00

When Recorded Mail To: Mail Tax Statements To:  
Edward Norman Seeley  
623 Kathy Court  
Gardnerville, NV 89460

***GRANT, BARGAIN and SALE DEED***

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

Alan J. Maria, Jr. and Kelly Maria, husband and wife as joint tenants with right of survivorship

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

Edward Norman Seeley, a single man

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

**LOT 886 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.**

*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

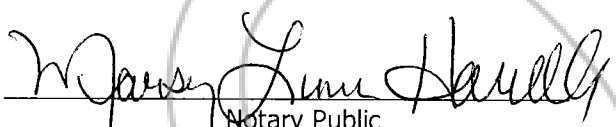
1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.


  
\_\_\_\_\_  
Alan J. Maria Jr.

  
\_\_\_\_\_  
Kelly Maria

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

This instrument was acknowledged before me on July 14, 2023 by **Alan J. Maria, Jr. and Kelly Maria.**

  
\_\_\_\_\_  
Notary Public  
(My commission expires: 6-10-2026)

 **MARSY LINN HARRELL**  
Notary Public - State of Nevada  
Appointment Recorded in Douglas County  
No: 22-7504-05 • Expires June 10, 2026

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. 143-266522.

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a) 1220-22-410-066  
 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: \$530,000.00  
 b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )  
 c) Transfer Tax Value: \$530,000.00  
 d) Real Property Transfer Tax Due \$2,067.00

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 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: \_\_\_\_\_  
 Signature: \_\_\_\_\_

Capacity: Grantor  
 Capacity: Grantee

**SELLER (GRANTOR) INFORMATION  
(REQUIRED)**

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

Print Name: Alan J. Maria, Jr. and Kelly Maria  
 Address: 1507 W. Berrendo Rd.,  
 City: Roswell  
 State: NM      Zip: 88201

Print Name: Edward Norman Seeley  
 Address: 623 Kathy Court  
 City: Gardnerville  
 State: NV      Zip: 89460

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

Print Name: Company  
 Address: 1663 US Highway 395, Suite 101  
 City: Minden

File Number: 143-2665522 et/ et  
 State: NV      Zip: 89423

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