

DOUGLAS COUNTY, NV
RPTT:\$1731.60 Rec:\$40.00
\$1,771.60 Pgs=3
TICOR TITLE - GARDNERVILLE
SHAWNYNE GARREN, RECORDER

2023-999053

07/31/2023 03:28 PM

WHEN RECORDED MAIL TO:

Robert R. Whyman
Wendy O. Whyman
1529 Circle Dr
Gardnerville, NV 89410

**MAIL TAX STATEMENTS TO:
SAME AS ABOVE**

Escrow No. 2301904-RLT

The undersigned hereby affirms that this document submitted for recording does not contain the social security number of any person or persons.
(Pursuant to NRS 239b.030)

APN No.: 1320-32-613-022
R.P.T.T. \$1,731.60

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Siti Rikiyah Strande, a Widow

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Robert R. Whyman and Wendy O. Whyman, Husband and wife as joint tenants with right of survivorship

**all that real property situated in the County of Douglas, State of Nevada, described as follows:
SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF**

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

Signature and notary acknowledgement on page two.

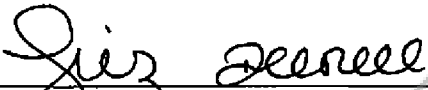


Siti Rikiyah Strande

STATE OF NEVADA
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on , July 21 2023
by Siti Rikiyah Strande


NOTARY PUBLIC

This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow
No. 02301904.



Escrow No. 2301904-RLT

**EXHIBIT A
LEGAL DESCRIPTION**

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

Lots 1 and 2, Block B, as shown on the Map of Meneley Addition to the Town of Gardnerville, filed in the office of the County Recorder of Douglas County, Nevada, on June 9, 1947, and Amended by the County Commissioners on August 5, 1947, save and except that portion of Lot 1 heretofore conveyed to Knox Johnson and Elizabeth Johnson, recorded March 7, 1972, in Book 97, Page 274, as Document No. 50868, which is described as follows:

Commencing at the Northwest corner of said Lot 1, Block B, which is also the True Point of Beginning, and lies on the Northwesterly boundary of an alley, 18 feet in width, proceed thence South 66°00' East, 161.29 feet, to a point; thence South 78°00' East, 39.63 feet, to the Northeast corner of the parcel; thence South 1°19'44" East, 115.64 feet, to the Southeast corner of the parcel, which lies on the Northeast boundary of said alley; thence North 44°54' West, 267.46 feet, along said Northeasterly boundary of the alley, to the True Point of Beginning.

APN: 1320-32-613-022

Document No. 2020-946760 is provided pursuant to the requirements of Section 6.NRS 111.312.

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a. 1320-32-613-022
 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. a. Total Value/Sales Price of Property: \$ 444,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) \$ _____
 c. Transfer Tax Value \$ 444,000.00
 d. Real Property Transfer Tax Due: \$ 1,731.60

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 *Siti Rikiyah Strande* Capacity Agent
 Signature _____ Capacity _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**
 Print Name: Siti Rikiyah Strande
 Address: P.O BOX 2368
 City: Minden
 State: NV Zip: 89423

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**
 Print Name: Robert R. Whyman and Wendy O. Whyman
 Address: 1529 Circle Dr
 City: Gardnerville
 State: NV Zip: 89410

COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)
 Print Name: Ticor Title of Nevada, Inc. Escrow No.: 02301904-020-RLT
 Address: 1483 US Highway 395 N, Suite B
 City, State, Zip: Gardnerville, NV 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED