

DOUGLAS COUNTY, NV

2023-999442

RPTT:\$3100.50 Rec:\$40.00

\$3,140.50 Pgs=3

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FIRST CENTENNIAL - RENO (MAIN OFFICE)

SHAWNYNE GARREN, RECORDER

APN: 1318-23-212-017
R.P.T.T.: \$3,100.50
Escrow No.: 23035913-DR
When Recorded Return To:
Joel Robison
41918 North Club Pointe Drive
Phoenix, AZ 85086

Mail Tax Statements to:
Joel Robison
41918 North Club Pointe Drive
Phoenix, AZ 85086

SPACE ABOVE FOR RECORDER'S USE

GRANT, BARGAIN, SALE DEED

This document is being executed in counterpart

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Bennett S. Harrell and Julie R. Harrell, husband and wife, as joint tenants with right of survivorship

do(es) hereby Grant, Bargain, Sell and Convey to

Joel Robison, a single man and Alexis Schneider, a married woman, as her sole and separate property, as joint tenants

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

Lot 21A, as shown on the map of LAKE VILLAGE UNIT NO. 2-C, filed in the Office of the Douglas County Recorder on March 10, 1972, as Document No. 58124, Official Records of Douglas County, Nevada, and Amended April 27, 1973, as Document No. 65826, and as amended by a Certificate of Amendment recorded January 31, 1978 as Document No. 17211.

APN: 1318-23-212-017

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

Dated this 10 day of August, 2023.

[Signature]
Bennett S. Harrell


SIGNED IN COUNTERPART
[Signature]
Julie R. Harrell

STATE OF NEVADA

COUNTY OF Douglas

This instrument was acknowledged before me on this 10 day of August, 2023, by Bennett S. Harrell

[Signature]
Notary Public

 Dena Reed
Notary Public - State of Nevada
Appointment recorded in Douglas County
03-80676-5 - Expires: March 14, 2027

Dated this 8 day of August, 2023.

SIGNED IN COUNTERPART

Bennett S. Harrell

Julie Harrell
Julie R. Harrell

STATE OF ~~NEVADA~~ Arkansas

COUNTY OF Benton

This instrument was acknowledged before me on this 8th day of August, 2023 by Julie R. Harrell

[Signature]
Notary Public

[Signature]
KANDICE RENAE WINFIELD
Notary Public - Arkansas
Benton County
Commission # 12705915
My Commission Expires Nov 24, 2028

KANDICE RENAE WINFIELD
Notary Public - Arkansas
Benton County
Commission # 12705915
My Commission Expires Nov 24, 2028

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1318-23-212-017
 b) _____
 c) _____
 d) _____

2. Type of Property:
 a) Vacant Land b) Sgl. Fam. Residence
 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
 Document/Instrument No.: _____
 Book _____ Page _____
 Date of Recording: _____
 Notes: _____

3. a. Total Value/Sale Price of Property: \$795,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)
 c. Transfer Tax Value: \$795,000.00
 d. Real Property Transfer Tax Due: \$3,100.50

4. **IF EXEMPTION CLAIMED:**
 a. Transfer Tax Exemption, per NRS 375.090, Section: _____
 b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage Being Transferred: 100.00%

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 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: [Signature] Capacity: _____ Grantor _____
 Signature: _____ Capacity: _____ Grantee _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Bennett S. Harrell and Julie R. Harrell
 Address: 4414 W. Blossom Way Drive
 City: Rogers
 State: AR Zip: 72758

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Joel Robison and Alexis Schneider
 Address: 41918 North Club Pointe Drive
 City: Phoenix
 State: Arizona Zip: 85086

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

Print Name: First Centennial Title Company of Nevada Esc. #: 23035913-DR
 Address: 896 W Nye Ln, Ste 104
 City: Carson City State: NV Zip: 89703

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED