

DOUGLAS COUNTY, NV

2023-999477

RPTT:\$273.00 Rec:\$40.00

\$313.00 Pgs=3

08/14/2023 02:01 PM

FIRST CENTENNIAL - RENO (MAIN OFFICE)

SHAWNYNE GARREN, RECORDER

APN: 1023-17-001-007

R.P.T.T.: \$273.00

Escrow No.: 23036515-SA

When Recorded Return To:

Stuart K. Provine and Lori Anne
Blank-Provine

1376 Spear Point Way
Wellington, NV 89444

Mail Tax Statements to:

Stuart K. Provine and Lori Anne
Blank-Provine

1376 Spear Point Way
Wellington, NV 89444

SPACE ABOVE FOR RECORDER'S USE

GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

James Duby and Lynn Duby, husband and wife, as joint tenants with right of survivorship

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

Stuart K. Provine and Lori Anne Blank-Provine, husband and wife, as joint tenants with right of survivorship

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

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "A"

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

Dated this 11 day of August, 2023.

James Duby
James Duby

Lynn Duby
Lynn Duby

STATE OF NEVADA

COUNTY OF Douglas

This instrument was acknowledged before me on this 11 day of August, 2023, by James Duby and Lynn Duby.

Sherry Ackermann
Notary Public

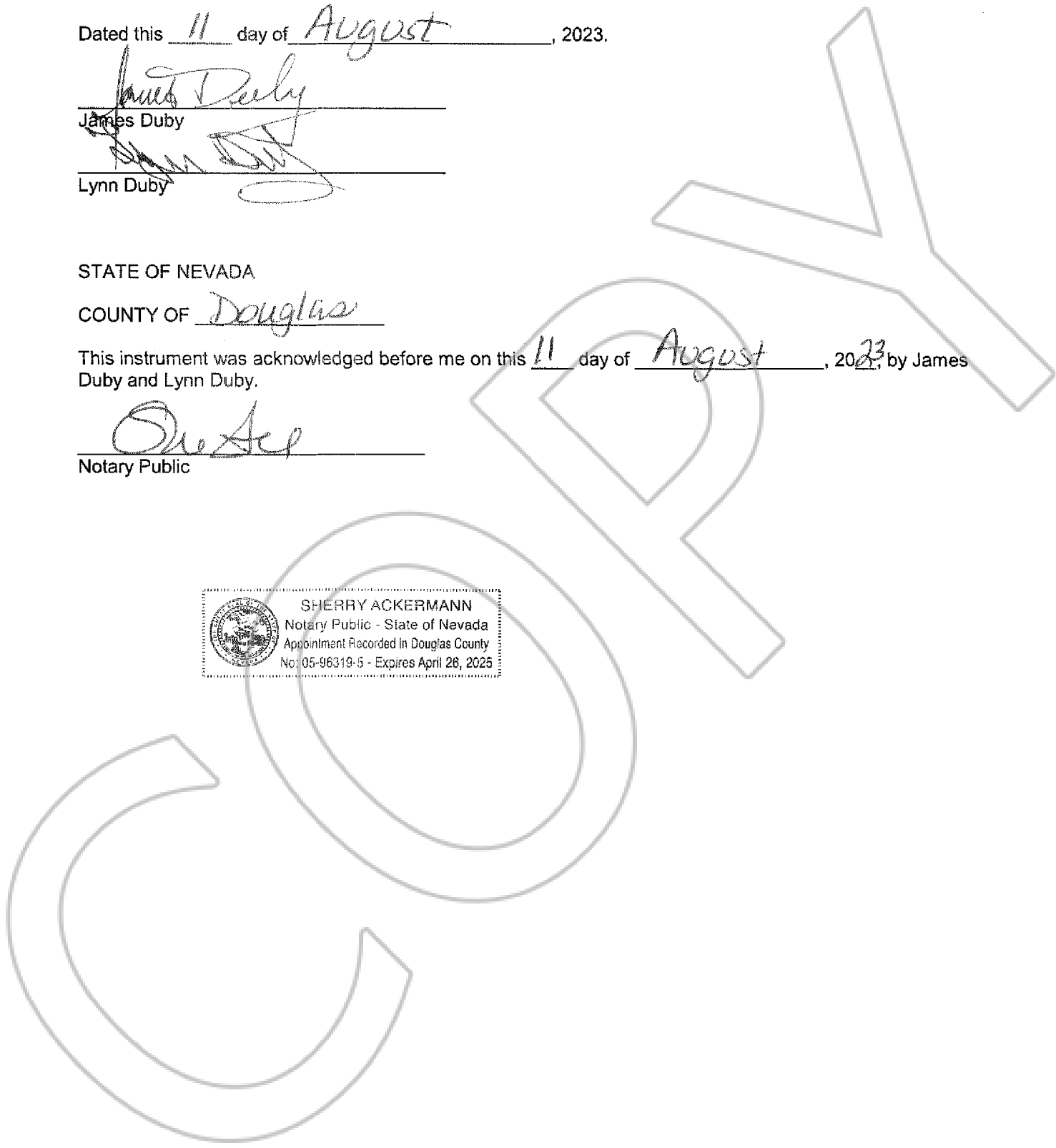
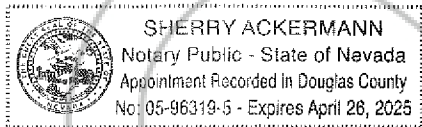


EXHIBIT "A"

Parcel No. 1:

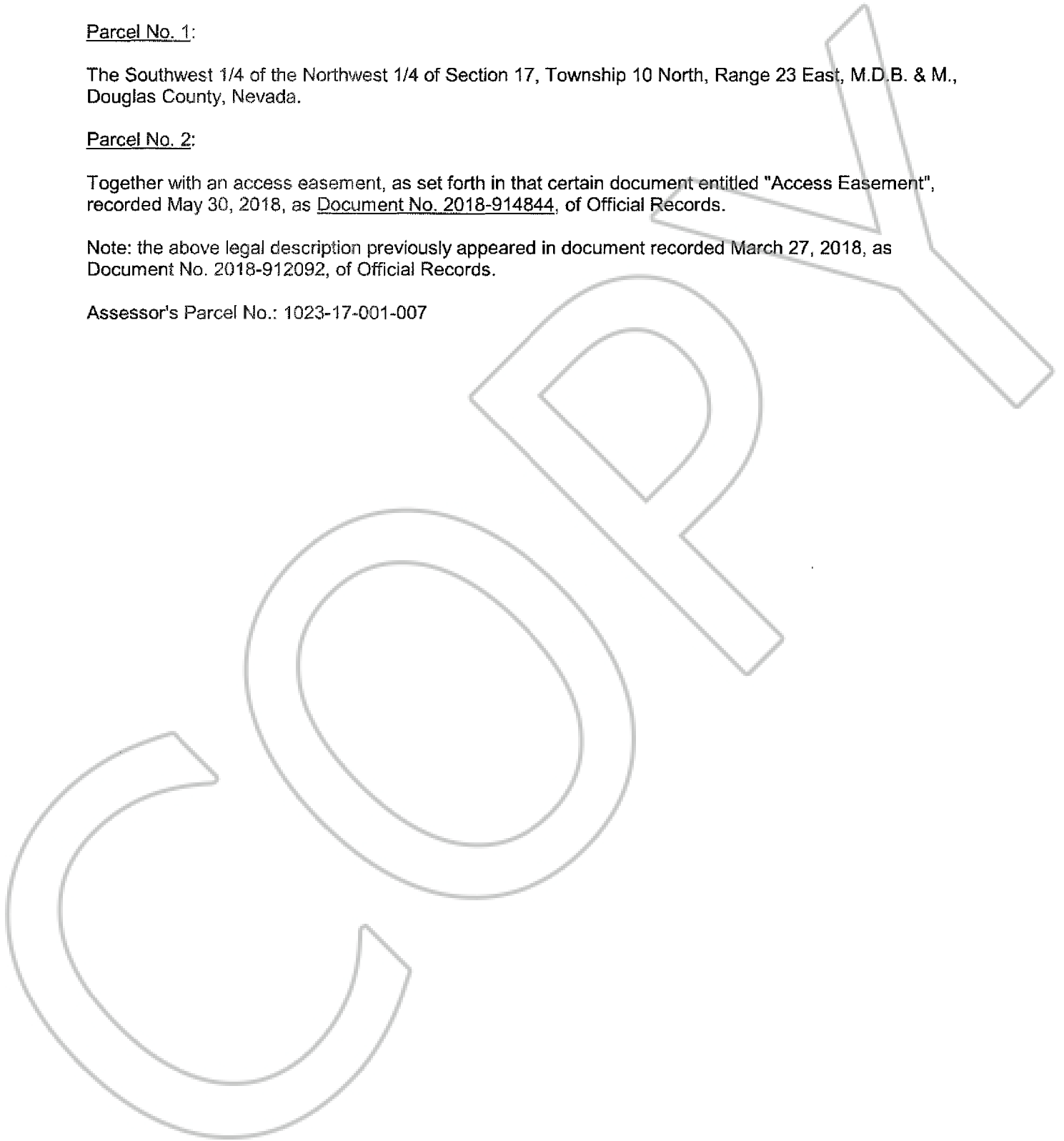
The Southwest 1/4 of the Northwest 1/4 of Section 17, Township 10 North, Range 23 East, M.D.B. & M., Douglas County, Nevada.

Parcel No. 2:

Together with an access easement, as set forth in that certain document entitled "Access Easement", recorded May 30, 2018, as Document No. 2018-914844, of Official Records.

Note: the above legal description previously appeared in document recorded March 27, 2018, as Document No. 2018-912092, of Official Records.

Assessor's Parcel No.: 1023-17-001-007



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1023-17-001-007
 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: \$70,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)
 c. Transfer Tax Value: \$70,000.00
 d. Real Property Transfer Tax Due: \$273.00

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

5. Partial Interest: Percentage Being Transferred: 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: *JA* Capacity: Grantor *Escrow*
 Signature: _____ Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: <u>James DUBY and Lynn DUBY</u>	Print Name: <u>Stuart K. Provine and Lori Anne Blank-Provine</u>
Address: <u>2939 Granite Way</u>	Address: <u>1376 Spear Point Way</u>
City: <u>Wellington</u>	City: <u>Wellington</u>
State: <u>NV</u> Zip: <u>89444</u>	State: <u>Nevada</u> Zip: <u>89444</u>

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

Print Name: First Centennial Title Company of Nevada Esc. #: 23036515-SA
 Address: 1352 Hwy 395, Ste 114
 City: Gardnerville State: NV Zip: 89410