

DOUGLAS COUNTY, NV **2023-999501**  
RPTT:\$2184.00 Rec:\$40.00  
\$2,224.00 Pgs=2 **08/15/2023 08:59 AM**  
FIRST CENTENNIAL - RENO (MAIN OFFICE)  
SHAWNYNE GARREN, RECORDER

APN: 1320-33-817-014  
**R.P.T.T.:** \$2,184.00  
Escrow No.: 23036517-SA  
When Recorded Return To:  
Marlene L. Ambar  
224 Forrest Hill Way  
Gardnerville, NV 89460

Mail Tax Statements to:  
Marlene L. Ambar  
224 Forrest Hill Way  
Gardnerville, NV 89460

SPACE ABOVE FOR RECORDER'S USE

### GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

**Joel Byron Wall, an unmarried man as his sole and separate property**

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

**Marlene L. Ambar, an unmarried woman**

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

Lot 14, in Block D, of Final Subdivision Map for Chichester Estates, Phase 12, Map #1006-12, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, on January 8th, 2004, as Document No. 601490.

Assessors Parcel No.: 1320-33-817-014

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

Dated this 10 day of August, 2023.


Joel Byron Wall  
Joel Byron Wall

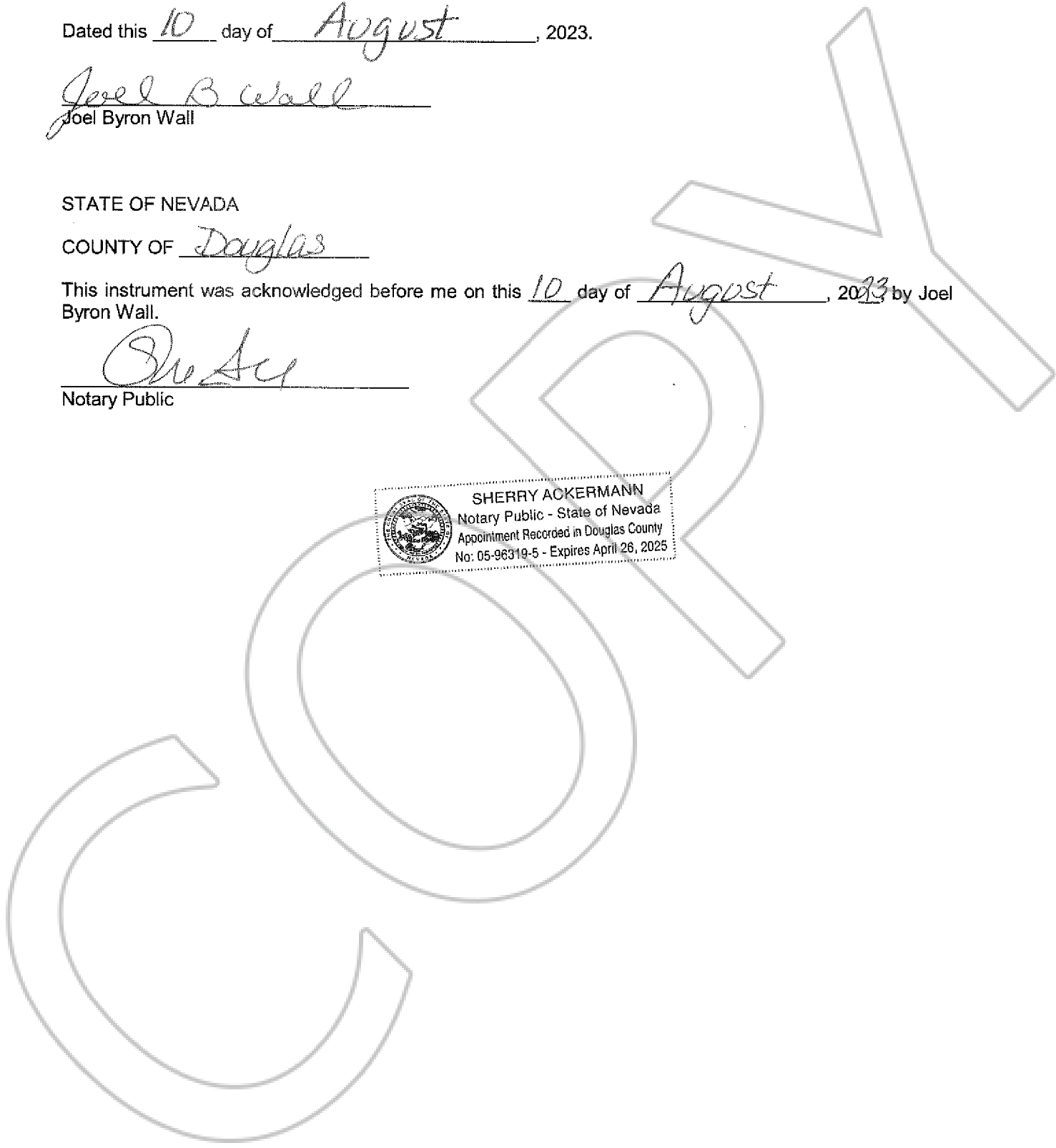
STATE OF NEVADA

COUNTY OF Douglas

This instrument was acknowledged before me on this 10 day of August, 2023 by Joel Byron Wall.

Sherry Ackermann  
Notary Public

 SHERRY ACKERMANN  
Notary Public - State of Nevada  
Appointment Recorded in Douglas County  
No: 05-96319-5 - Expires April 26, 2025



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1320-33-817-014  
 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: \$560,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)  
 c. Transfer Tax Value: \$560,000.00  
 d. Real Property Transfer Tax Due: \$2,184.00

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: *Cynthia Haggard* Capacity: Grantor-Escrow  
 Signature: \_\_\_\_\_ Capacity: Grantee

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

Print Name: Joel Byron Wall  
 Address: P.O Box 246  
 City: Wellington  
 State: NV Zip: 89444

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

Print Name: Marlene L. Ambar  
 Address: 224 Forrest Hill Way  
 City: Gardnerville  
 State: Nevada Zip: 89460

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

Print Name: First Centennial Title Company of Nevada Esc. #: 23036517-SA  
 Address: 1352 Hwy 395, Ste 114  
 City: Gardnerville State: NV Zip: 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED