

DOUGLAS COUNTY, NV
RPTT:\$6825.00 Rec:\$40.00
\$6,865.00 Pgs=3

2023-999506
08/15/2023 09:46 AM

SIGNATURE TITLE - ZEPHYR COVE
SHAWNYNE GARREN, RECORDER

A.P.N.: 1318-10-310-030

RECORDING REQUESTED BY:
Signature Title Company LLC
212 Elks Point Road, Suite 445, P.O. Box 10297
Zephyr Cove, NV 89448

**MAIL RECORDED DOCS AND
TAX STATEMENTS TO:**

Gregory Lince and Tracey Lince
1104 Calle Extrano
Bakersfield, CA 93309

Escrow No.: ZC3591-JL

RPTT \$6,825.00

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

William A. Bible, a widower

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell, and Convey to:

Gregory Lince and Tracey Lince, husband and wife as joint tenants with right of survivorship

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

See Attached Exhibit "A"

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

Signature Page attached and made a part hereof.

William A Bible
William A Bible

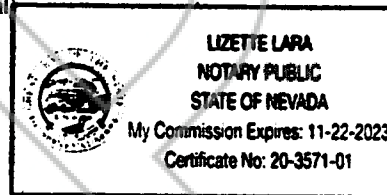
STATE OF NEVADA
COUNTY OF Clark

} ss:

This instrument was acknowledged before me on 08/11/2023.

by William A Bible

Lizette Lara
Notary Public (seal)



LEGAL DESCRIPTION

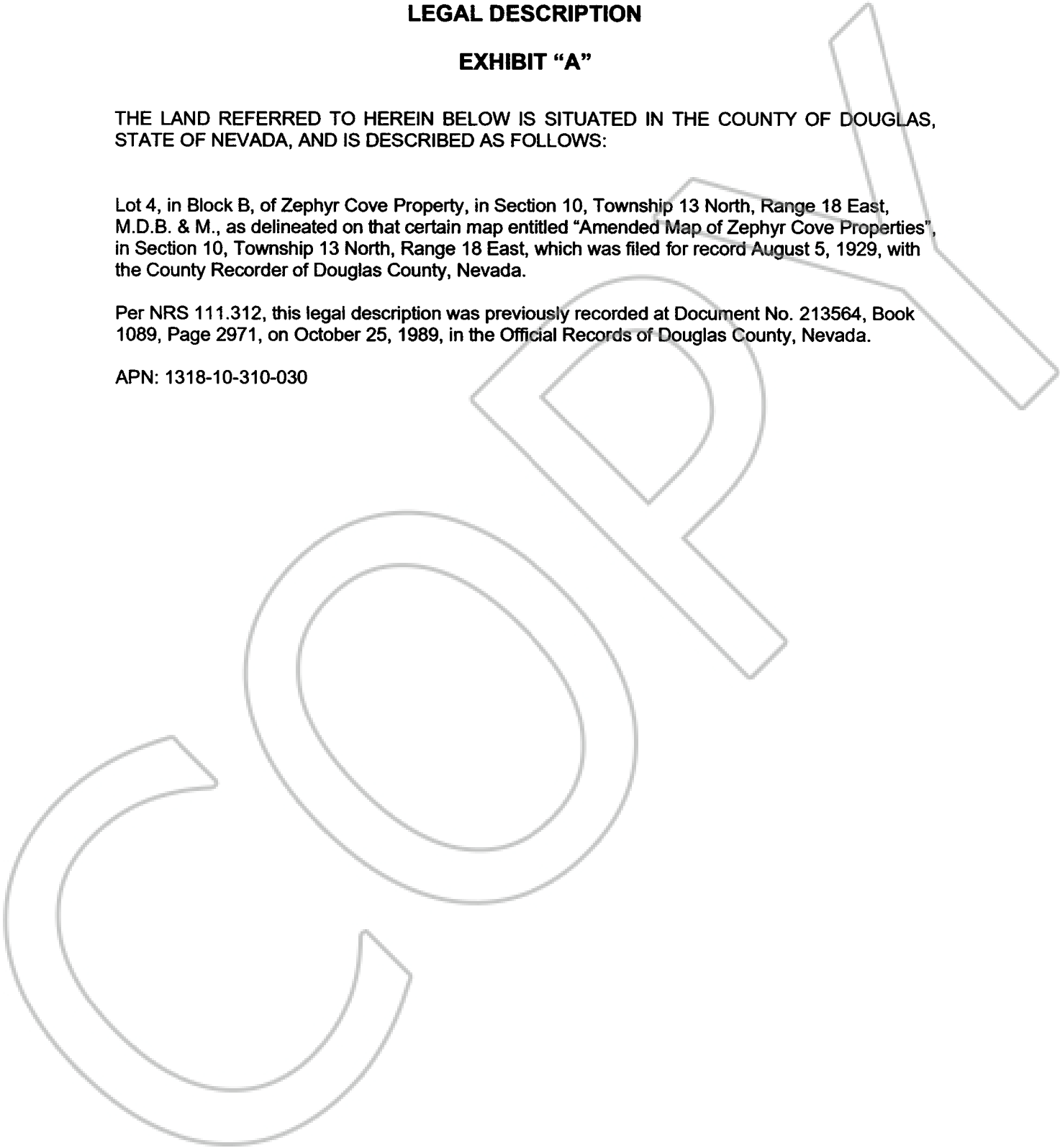
EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, AND IS DESCRIBED AS FOLLOWS:

Lot 4, in Block B, of Zephyr Cove Property, in Section 10, Township 13 North, Range 18 East, M.D.B. & M., as delineated on that certain map entitled "Amended Map of Zephyr Cove Properties", in Section 10, Township 13 North, Range 18 East, which was filed for record August 5, 1929, with the County Recorder of Douglas County, Nevada.

Per NRS 111.312, this legal description was previously recorded at Document No. 213564, Book 1089, Page 2971, on October 25, 1989, in the Official Records of Douglas County, Nevada.

APN: 1318-10-310-030



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 1318-10-310-030
- 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
- Other

FOR RECORDER'S OPTIONAL USE ONLY

Book: _____ Page: _____
Date of Recording: _____
Notes: _____

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property) \$1,750,000.00
Transfer Tax Value \$1,750,000.00
Real Property Transfer Tax Due: \$6,825.00

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section _____
- b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____ %

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 William Bible

Grantor _____

Signature _____

~~Grantee~~ Agents

SELLER (GRANTOR) INFORMATION
(Required)

Print Name: William A Bible
Address: 275 Antelope Village Circle
Henderson, NV 89012

BUYER (GRANTEE) INFORMATION
(Required)

Print Name Gregory Lince
Address: 1104 Calle Extrano
Bakersfield, CA 93309

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

Print Name: Signature Title Company LLC Escrow #: ZC3591-JL
Address: 212 Elks Point Road, Suite 445, P.O. Box 10297, Zephyr Cove, NV 89448

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED