

DOUGLAS COUNTY, NV
RPTT:\$1170.00 Rec:\$40.00
\$1,210.00 Pgs=2 08/22/2023 03:04 PM
TICOR TITLE - CC (NVTH3K)
SHAWNYNE GARREN, RECORDER

WHEN RECORDED MAIL TO:
Victor Mannahan
Gretchen Morris
1748 Pinewood Dr #6
Minden, NV 89423

MAIL TAX STATEMENTS TO:
Same as above

Escrow No. 2302368-DKD

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.: 1320-30-213-006
R.P.T.T. \$1,170.00

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Cyndi Heppner and Vaughn Heppner, a married couple as joint tenants with right of survivorship

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Victor Mannahan, a single man and Gretchen Morris, a single woman, as joint tenants with right of survivorship

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

Unit 6, as shown on the Official Map of Westwood Manor, Phase I, filed for record in the Office of the County Recorder of Douglas County, Nevada, on September 29, 1981, as Document No. 60744.

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

Signature and notary acknowledgement on page two.

Cyndi Heppner
Cyndi Heppner

Vaughn Heppner
Vaughn Heppner

STATE OF NEVADA
COUNTY OF Douglas

} ss:

This instrument was acknowledged before me on, August 19, 2023
by Cyndi Heppner and Vaughn Heppner

[Signature]
NOTARY PUBLIC



This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow No. 02302368.

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a. 1320-30-213-006
 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: \$ 299,800.00
 b. Deed in Lieu of Foreclosure Only (value of property) \$ _____
 c. Transfer Tax Value \$ 299,800.00
 d. Real Property Transfer Tax Due: \$ 1,170.00

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 Cyndi Heppner Capacity Grantor
 Signature [Signature] Capacity Grantor

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Cyndi Heppner and Vaughn Heppner
 Address: 1790 Ty Lane
 City: Minden
 State: NV Zip: 89423

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Victor Mannahan and Gretchen Morris
 Address: 319 Jones Lane
 City: Gardnerville
 State: NV Zip: 89460

COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)
 Print Name: Ticor Title of Nevada, Inc. Escrow No.: 02302368-010-DKD
 Address: 307 W. Winnie Lane Suite #1
 City, State, Zip: Carson City, NV 89703

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED