

DOUGLAS COUNTY, NV **2023-999930**
RPTT:\$1755.00 Rec:\$40.00
\$1,795.00 Pgs=3 **08/28/2023 02:31 PM**
TICOR TITLE - GARDNERVILLE
SHAWNYNE GARREN, RECORDER

WHEN RECORDED MAIL TO:

Daniel C. Jacuzzi
2490 Eastshore Place
#406
Reno, NV 89509

MAIL TAX STATEMENTS TO:

Same as above

Escrow No. 2302432-RLT

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.: 1220-10-401-007
R.P.T.T. \$1,755.00

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Joe A. Morse and Carol W. Morse husband and wife as joint tenants

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Daniel C. Jacuzzi a married man

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

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

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

Signature and notary acknowledgement on page two.

Joe A. Morse
Joe A. Morse

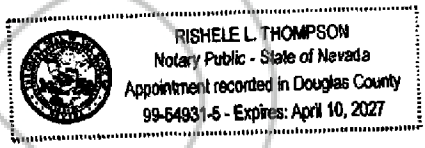
Carol W. Morse
Carol W. Morse

STATE OF NEVADA
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on, 8/21/2023
by Joe A. Morse and Carol W. Morse

NOTARY PUBLIC



This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow No. 02302432.

Order No.: 02302432-RLT

EXHIBIT A

All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

Parcel 1:

That portion of the Southwest Quarter (SW 1/4) of Section 10, Township 12 North, Range 20 East, M.D.B&M., Douglas County, Nevada, more particularly described as follows:

Commencing at the Southwest corner of said Section 10; thence North 00°15'00" West, a distance of 657.62 feet along the Westerly line of said Section; thence North 89°45'00" East, a distance of 291.56 feet to the true point of beginning; thence North 00°15'00" West, a distance of 328.81 feet; thence North 89°45'00" East, a distance of 146.19 feet; thence South 00°15'00" East, a distance of 328.81 feet; thence South 89°45'00" West, a distance of 146.19 feet to the true point of beginning.

Said land more fully shown as Parcel No. 3, as set forth on that certain parcel map for John Robinson, filed for record in the office of the County Recorder of Douglas County, Nevada, on January 24, 1978, Book 178, Page 1466, as Document No. 17005, of Official Records of Douglas County, Nevada

Parcel 2:

An access and utility easement across the Southerly 30 feet of the following described parcel:

Commencing at the Southwest corner of said Section 10; thence North 00°15'00" West, a distance of 657.62 feet along the Westerly line of said Section to the true point of beginning; thence North 00°15'00" West, a distance of 179.41 feet; thence North 89°45'00" East, a distance of 291.56, thence South 00°15'00" East, a distance of 179.41; thence South 89°45'00" West, a distance of 291.56 feet to the true point of beginning.

Note: Document No. 658657 is provided pursuant to the requirements of Section 6.NRS 111.312.

APN: 1220-10-401-007

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a. 1220-10-401-007
 b. _____
 c. _____
 d. _____

2. Type of Property:
 a. Vacant Land b. Single Fam. Res.
 c. Condo/Twnhse d. 2-4 Pflx
 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: \$ 450,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) \$ _____
 c. Transfer Tax Value \$ 450,000.00
 d. Real Property Transfer Tax Due: \$ 1,755.00

4. **If Exemption Claimed**
 a. Transfer Tax Exemption, per NRS 375.090, Section _____
 b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: 20%

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 [Signature] Capacity Agent
 Signature _____ Capacity _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**
 Print Name: Joe A. Morse & Carol W. Morse
 Address: 1708 Rhone St
 City: Carson City NV 89701
 State: Zip: _____

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**
 Print Name: Daniel C. Jacuzzi
 Address: 2490 Eastshore Place, #406
 City: Reno
 State: NV Zip: 89509

COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)
 Print Name: Ticor Title of Nevada, Inc. Escrow No.: 02302432-020-RLT
 Address: 1483 US Highway 395 N, Suite B
 City, State, Zip: Gardnerville, NV 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED