

DOUGLAS COUNTY, NV  
RPTT:\$3100.50 Rec:\$40.00  
\$3,140.50 Pgs=2

**2024-1003630**

**01/04/2024 01:28 PM**

FIRST CENTENNIAL - RENO (MAIN OFFICE)

**SHAWNYNE GARREN, RECORDER**

APN: 1420-18-710-016  
**R.P.T.T.:** \$3,100.50  
Escrow No.: 23038450-SA  
When Recorded Return To:  
Brianna Cowan and Vanessa Lea Cowan  
3312 Dog Leg Drive  
Minden, NV 89423

Mail Tax Statements to:  
Brianna Cowan and Vanessa Lea Cowan  
3312 Dog Leg Drive  
Minden, NV 89423

SPACE ABOVE FOR RECORDER'S USE

## **GRANT, BARGAIN, SALE DEED**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

**Garrett D. Schwartz and Nita Sandhu Schwartz, husband and wife joint tenants**

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

**Brianna Cowan and Vanessa Lea Cowan, wife and wife , as joint tenants with right of survivorship**

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

Lot 16, in Block A, of Amended Final Map for Sunridge Heights 3, Phase 1A, LDA #99-54-1A, a Planned Unit Development, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, on December 29th, 2003, as Document No. 600647.

Assessors Parcel No.: 1420-18-710-016

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

Dated this 8 day of December, 2023.

Garrett D. Schwartz  
Garrett D. Schwartz

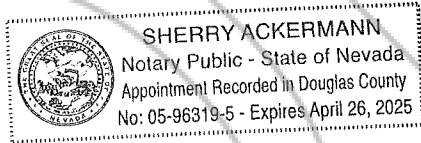
Nita Sandhu Schwartz  
Nita Sandhu Schwartz

STATE OF NEVADA

COUNTY OF Douglas

This instrument was acknowledged before me on this 8 day of December, 2023 by  
Garrett D. Schwartz and Nita Sandhu Schwartz.

Sherry Ackermann  
Notary Public



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1420-18-710-016  
 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: \$795,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)  
 c. Transfer Tax Value: \$795,000.00  
 d. Real Property Transfer Tax Due: \$3,100.50

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: Garrett D. Schwartz and Nita Sandhu  
Schwartz  
 Address: P.O. Box 940  
 City: Genoa  
 State: NV                      Zip: 89411

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

Print Name: Brianna Cowan and Vanessa Lea  
Cowan  
 Address: 3312 Dog Leg Drive  
 City: Minden  
 State: Nevada              Zip: 89423

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

Print Name: First Centennial Title Company of Nevada Esc. #: 23038450-SA  
 Address: 1352 Hwy 395, Ste 114  
 City: Gardnerville              State: NV              Zip: 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED